

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITIONING

TRACT 34, GARDEN VALLEY-WEST OREG., LTD.
SECTION 20, T. 26 S., R. 6 W., W.M.

AUGUST, 1975

SCALE 1" = 100'

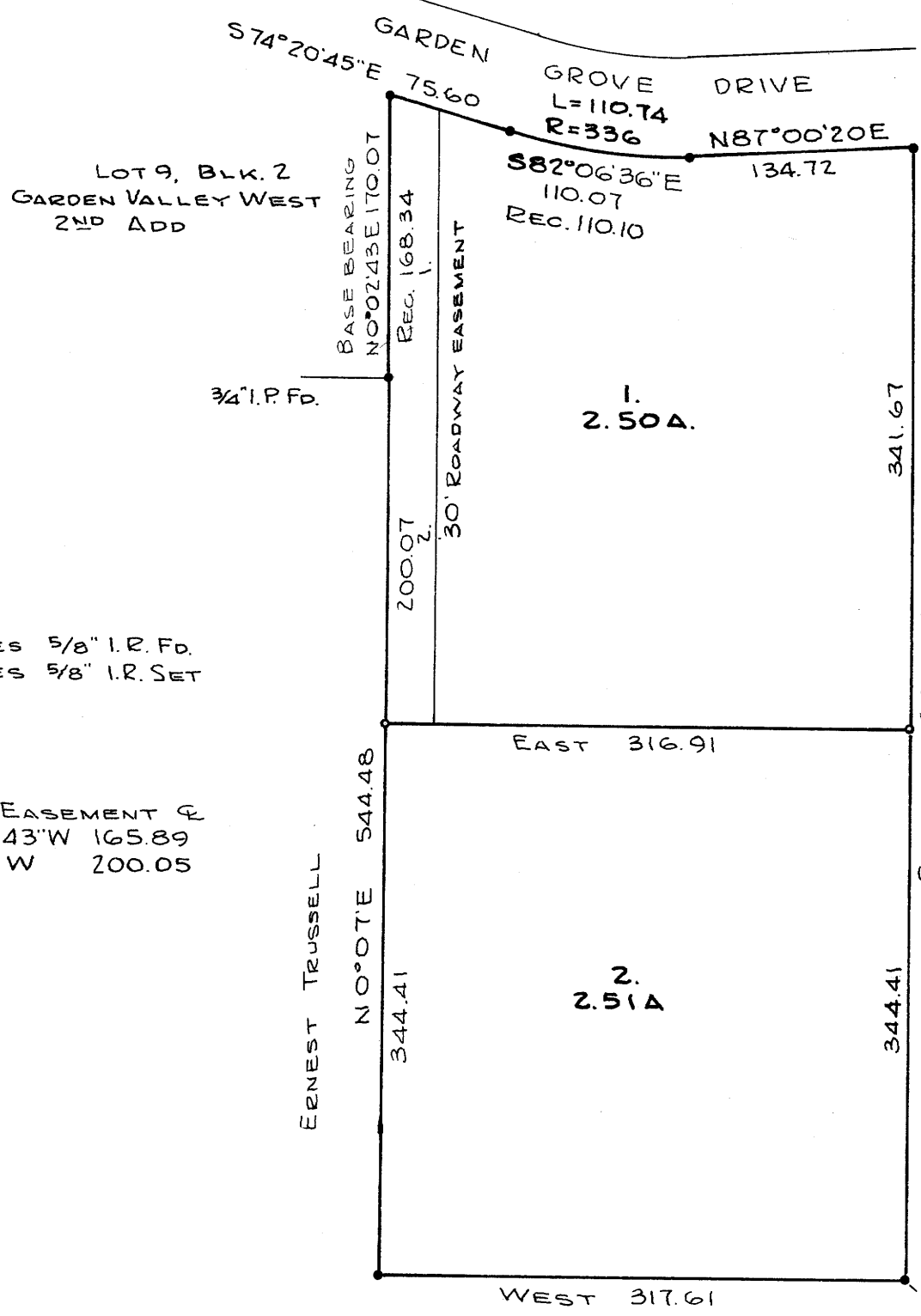
PARTITIONER

Name John Markham
Address 919 W. Melrose Road
Roseburg, Oregon
Phone 672 8682
LEGAL OWNER OF RECORD
Same as above

FILED ✓
RECEIVED ✓
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

TOTAL NUMBER OF LOTS 2

300pl 75-12466
STATE OF OREGON }
COUNTY OF DOUGLAS }
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Deeds, do hereby certify that the foregoing
is a true and correct copy of the original instrument
filed in my office on SEP 2 8:32 AM
1975.
DORIS L. WADSWORTH
County Clerk
Marge Weseman



- DENOTES 5/8" I.R. Fd.
- DENOTES 5/8" I.R. SET

Roadway Easement &
1. S 0°02'43" W 165.89
2. S 0°07' W 200.05

MAP PREPARED BY

Name R. H. Gee
Address Rt. 2, Box 975
Roseburg, Oregon
Phone 672 2727



LEGAL DESCRIPTION

1. Beginning at a point from which the Southeast corner of Section 20, T. 26 S., R. 6 W., W. M. bears S 39°23'01" E 1450.60 feet; thence West 316.91 feet; thence N 0°07' E 200.07 feet to the Southeast corner of Garden Valley West, Second Addition; thence N 0°02'43" E 170.07 feet along the East line of Garden Valley West, Second Addition to the South right of way line of Garden Grove Drive; thence along the South right of way line of Garden Grove Drive the following courses and distances; S 74°20'45" E 75.60 feet; 110.74 feet along the arc of a curve, having a radius of 336.0 feet, the chord of which is S 82°06'36" E 110.07 feet; N 87°00'20" E 134.72 feet; thence leaving the South right of way line of Garden Grove Drive South 341.67 feet to the place of beginning, all lying in Section 20, T. 26 S., R. 6 W., W. M., Douglas County, Oregon

2. Beginning at a point from which the Southeast corner of Section 20, T. 26 S., R. 6 W., W. M. bears S 49°50'15" E 1204.39 feet; thence West 317.61 feet; thence N 0°07' E 344.41 feet; thence East 316.91 feet; thence South 344.41 feet to the place of beginning, all lying in Section 20, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

Roadway Easement

A roadway easement, 30 feet in width, the centerline of which is described as follows: Beginning at a point on the South right of way line of Garden Grove Drive from which point the Southeast Corner of Section 20, T. 26 S., R. 6 W., W. M. bears S 39°24'21" E 1924.66 feet; thence S 0°02'43" W 165.89 feet; thence S 0°07' W 200.05 feet to a point from which the Southeast corner of Section 20, T. 26 S., R. 6 W., W. M. bears S 47°28'16" E 1658.56 feet, all lying in Section 20, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

APPROVALS:

Francis L. Ingram
PLANNING COMMISSION

2 August 1975
DATE

Francis L. Ingram
COUNTY SURVEYOR

2 Sept 75
DATE

① I.P.
S.E. COR. SECTION 20
T. 26 S., R. 6 W., W.M.

MAP FILE M58-4

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