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MAP FILE M-52-48A

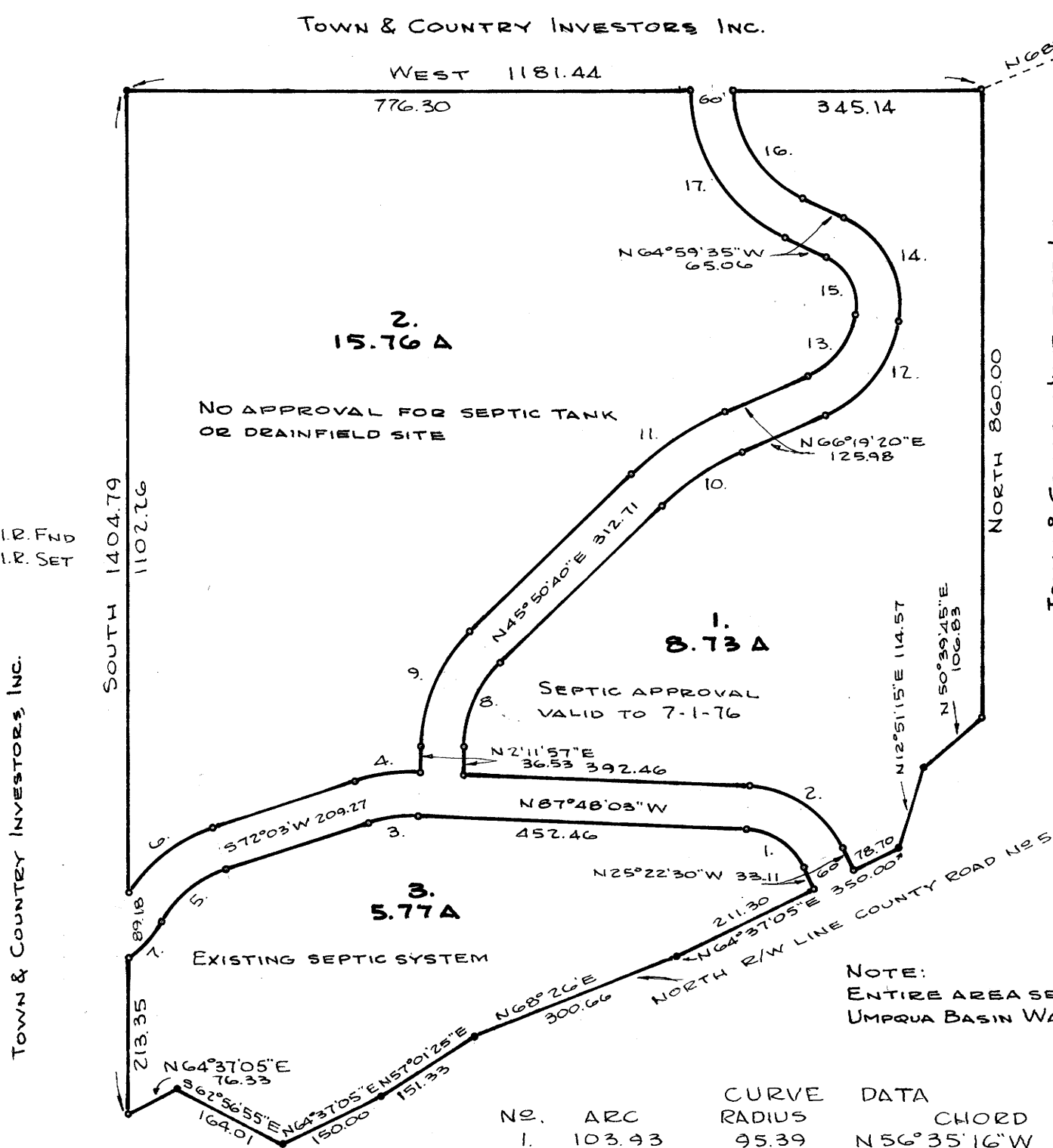
SECTION 28, T. 27 S., R. 6 W., W. M.

FEBRUARY 1976

SCALE 1"=200'

NE COR. SECTION 28
T. 27 S., R. 6 W., W. M.
2" I.P.

TOWN & COUNTRY INVESTORS INC.



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

BEARINGS BASED ON NORTH LINE NE 1/4 SEC. 28
S 89° 51' 27" E

NOTE:
ENTIRE AREA SERVED BY
UMPUQA BASIN WATER ASSOC.

NO.	ARC	RADIUS	CHORD	DATA
1.	103.43	95.39	N 56° 35' 16" W	98.87
2.	169.30	155.39	" " "	161.05
3.	68.09	190.37	S 82° 07' 29" W	66.60
4.	89.54	250.37	" " "	87.59
5.	115.59	158.11	S 51° 06' 20" W	113.04
6.	148.48	218.11	S 52° 32' 50" W	145.64
7.	70.32	158.42	S 42° 52' 36" W	67.80
8.	129.50	170.00	N 24° 01' 18" E	126.39
9.	175.20	230.00	" " "	171.00
10.	132.24	370.00	N 56° 05' E	131.54
11.	153.68	430.00	" " "	152.87
12.	170.78	172.02	N 37° 52' 45" E	163.86
13.	111.22	112.02	" " "	106.71
14.	170.56	131.30	N 27° 46' 42" W	158.82
15.	92.62	71.30	" " "	86.24
16.	185.70	163.71	N 32° 29' 48" W	175.91
17.	253.76	223.71	" " "	240.37

APPROVALS

Richard Reynolds
PLANNING COMMISSION

9 March 1976
DATE

Francis L. Ingram
COUNTY SURVEYOR

15 Mar 76
DATE

PARTITIONER

Name Ralph A. & Margaret Beck

Address Rt. 4, Box 1429
Roseburg, Oregon

Phone 672 5040

LEGAL OWNER OF RECORD

Same as above

TOTAL NUMBER OF LOTS 3

FILED
RECEIVED 29

MAR 15 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

7

MAP PREPARED BY

Name R. H. Gee

Address Rt. 2, Box 975
Roseburg, Oregon

Phone 672 2727

LEGAL DESCRIPTION



Lot 1. Beginning at a point from which the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 68° 08' 40" E 1373.66 feet; thence South 860.00 feet to the north right of way line of County Road No. 5; thence along said north right of way line the following courses and distances; S 50° 39' 45" W 106.83 feet; S 12° 51' 15" W 114.57 feet; thence S 64° 37' 05" W 78.70 feet; thence leaving said right of way line N 28° 22' 30" W 33.11 feet; thence 169.30 feet along the arc of a curve left having a radius of 155.39 feet the chord of which is N 56° 35' 16" W 161.05 feet; thence N 87° 48' 03" W 392.46 feet; thence N 2° 11' 57" E 36.53 feet; thence 129.50 feet along the arc of a curve right having a radius of 170.00 feet the chord of which is N 24° 01' 18" E 126.39 feet; thence N 45° 50' 40" E 312.71 feet; thence 132.24 feet along the arc of a curve right having a radius of 370.00 feet the chord of which is N 56° 05' E 131.54 feet; thence N 66° 19' 20" E 125.98 feet; thence 170.78 feet along the arc of a curve left having a radius of 172.02 feet the chord of which is N 37° 52' 45" E 163.86 feet; thence 170.56 feet along the arc of a curve left having a radius of 131.30 feet the chord of which is N 27° 46' 42" W 158.82 feet; thence N 64° 59' 35" W 65.06 feet; thence 185.70 feet along the arc of a curve right having a radius of 163.71 feet the chord of which is N 32° 29' 48" W 175.91 feet; thence East 345.14 feet to the place of beginning, all lying in Section 28, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

Lot 2. Beginning at a point from which the northeast corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 73° 04' 16" E 1756.17 feet; thence West 776.30 feet; thence South 1102.26 feet; thence 148.48 feet along the arc of a curve right having a radius of 218.11 feet the chord of which is N 52° 32' 50" E 145.64 feet; thence N 72° 03' E 209.27 feet; thence 89.54 feet along the arc of a curve right having a radius of 250.37 feet the chord of which is N 82° 07' 29" E 87.59 feet; thence N 2° 11' 57" E 36.53 feet; thence 175.20 feet along the arc of a curve right having a radius of 230.00 feet the chord of which is N 24° 01' 18" E 171.00 feet; thence N 45° 50' 40" E 312.71 feet; thence 153.68 feet along the arc of a curve right having a radius of 430.00 feet the chord of which is N 56° 05' E 152.87 feet; thence N 66° 19' 20" E 125.98 feet; thence 111.22 feet along the arc of a curve left having a radius of 112.02 feet the chord of which is N 37° 52' 45" E 106.71 feet; thence 92.62 feet along the arc of a curve left having a radius of 71.30 feet the chord of which is N 27° 46' 42" W 86.24 feet; thence N 64° 59' 35" W 65.06 feet; thence 253.76 feet along the arc of a curve right having a radius of 223.71 feet the chord of which is N 32° 29' 48" W 240.37 feet to the place of beginning, all lying in Section 28, T. 27 S., R. 6 W., W. M., Douglas County, Oregon ALSO

An easement road, 60 feet in width, to provide access to Lot 2, the centerline of which is described as follows: (see page 2)

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(continued from page 1)

FILED *KC*
RECEIVED *NY*

MAR 15 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

v

Beginning at a point on the north right of way line of County Road No. 5, from which point the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 42° 50' 23" E 2178.48 feet; thence N 25° 22' 30" W 33.11 feet; thence 136.62 feet along the arc of a curve left having a radius of 125.39 feet the chord of which is N 56° 35' 16" W 129.96 feet; thence N 87° 48' 03" W 452.46 feet; thence 78.71 feet along the arc of a curve left having a radius of 220.37 feet the chord of which is S 82° 07' 29" W 77.10 feet; thence S 72° 03' W 209.27 feet; thence 137.53 feet along the arc of a curve left having a radius of 188.11 feet the chord of which is S 51° 06' 20" W 134.48 feet; thence 28.60 feet along the arc of a curve right having a radius of 128.42 feet the chord of which is S 44° 59' 09" W 28.54 feet to a point from which the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 55° 58' 40" E 2963.68 feet, all lying in Section 28, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

ALSO
An easement road, 60 feet in width, the centerline of which is described as follows:
Beginning at a point from which the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 53° 51' 30" E 2508.88 feet; thence N 2° 11' 57" E 36.53 feet; thence 152.35 feet along the arc of a curve right having a radius of 200.00 feet the chord of which is N 24° 01' 18" E 148.69 feet; thence N 45° 50' 40" E 312.71 feet; thence 142.96 feet along the arc of a curve right having a radius of 400.00 feet the chord of which is N 56° 05' E 142.20 feet; thence N 66° 19' 20" E 125.98 feet; thence 141.00 feet along the arc of a curve left having a radius of 142.02 feet the chord of which is N 37° 52' 45" E 135.28 feet; thence 131.59 feet along the arc of a curve left having a radius of 101.30 feet the chord of which is N 27° 40' 42" W 122.53 feet; thence N 64° 59' 35" W 65.06 feet; thence 219.73 feet along the arc of a curve right having a radius of 193.71 feet the chord of which is N 32° 29' 48" W 208.14 feet to a point from which the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 72° 46' 53" E 1727.49 feet, all lying in Section 28, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

Lot 3
Beginning at a point from which the northeast section corner of Section 28, T. 27 S., R. 6 W., W. M. bears N 43° 07' 43" E 2206.36 feet; thence N 25° 22' 30" W 33.11 feet; thence 103.93 feet along the arc of a curve left having a radius of 95.39 feet the chord of which is N 56° 35' 16" W 98.87 feet; thence N 87° 48' 03" W 452.46 feet; thence 68.09 feet along the arc of a curve to the left having a radius of 190.37 feet the chord of which is S 82° 07' 29" W 66.60 feet; thence S 72° 03' W 209.27 feet; thence 115.59 feet along the arc of a curve left having a radius of 158.11 feet the chord of which is S 51° 06' 20" W 113.04 feet; thence 70.32 feet along the arc of a curve right having a radius of 158.42 feet the chord of which is S 42° 52' 36" W 67.80 feet; thence South 213.35 feet to the north right of way line of County Road No. 5; thence along the north right of way line of said road the following courses and distances; N 64° 37' 05" E 76.33 feet; thence S 62° 56' 55" E 164.01 feet; thence N 64° 37' 05" E 150.00 feet; thence N 57° 01' 25" E 151.33 feet; thence N 68° 26' E 300.66 feet; thence N 64° 37' 05" E 211.30 feet to the place of beginning, all lying in Section 28, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

6⁰⁰ pd 76-03639

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of said County, do hereby certify that the within instrument was
filed MAR 15 1976 at 4:45 P. M.
and recorded in Volume 2
at Page 173 of *Minor Land*
Records of Douglas County, Oregon.
DORIS L. WADSWORTH

Mary J. Beal

MAP FILE M.57-488

MAP FILE M.57-488