

Minor Land Partition in
NW 1/4 Sec. 30, T.26 S. R.5 W., W. M.
Douglas County, Oregon

APR 22 1976

Page 1 of 2, Rollin Page M.L.P.

Lot 2, Rollin Page

S0°12'E, 269.29

150.89

55.00

Lot 1, 1.07 acres

37.80

214.29

48.00

(Record, 378.23)

(BASIS OF BEARING)

Jim Shukle

David Gregory
Inst. No. 72-4056

Partitioner & Legal
Owner of Record:

Rollin D. Page
P. O. Box 142
Winchester, Oregon 97495
673-3663

Total Number of Lots:

2

Water Supply:

Oregon Water Corp.

Sewage Disposal:

North Umpqua Sanitary District

Map Prepared by:

Shaner Engineering, Inc.
P. O. Box 1430
Roseburg, Oregon 97470
672-4074

Lot 1 Description

Beginning at a 5/8" iron rod on the northerly right of way boundary of Page Road and at the southwest corner of the David Gregory property (Instrument No. 72-4056), from which point of beginning the Quarter Section Corner common to Section 30, T26S, R5W, W.M. and Section 25, T26S, R6W, W.M., bears S40°57'W a distance of 2363.44 feet; thence from point of beginning N0°12'W along said David Gregory's west boundary a distance of 271.49 feet to a 5/8" iron rod; thence leaving said Gregory's west boundary and bearing N0°12'W along Jim Shukle's west boundary a distance of 378.69 feet to a 5/8" iron rod; thence leaving Jim Shukle's west boundary and bearing N0°12'W a distance of 48.00 feet to a 5/8" iron rod set on the south high water bank of the North Umpqua River; thence N86°12'W along said south high water bank of the North Umpqua River a distance of 100.25 feet to a 5/8" iron rod; thence leaving said south high water bank of the North Umpqua River and bearing S0°12'E a distance of 269.29 feet to a 5/8" iron rod; thence S16°18'E a distance of 151.29 feet to a 5/8" iron rod; thence S14°26'E a distance of 154.99 feet to a 5/8" iron rod; thence S0°11'E a distance of 146.34 feet to a 5/8" iron rod on the north right of way boundary of Page Road; thence N72°56'E

along said north right of way boundary of Page Road a distance of 20.89 feet to the point of beginning, containing 1.07 acres, more or less, all being situated in the NW 1/4 of Section 30, T26S, R5W, W.M., Douglas County, Oregon.

Together with a fifteen foot wide access easement, the centerline of which is described as follows:

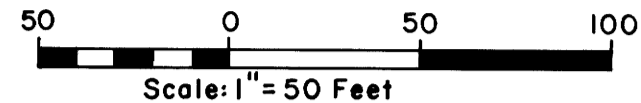
Beginning at a point on the northerly right of way boundary of Page Road, from which point of beginning the southwest corner of above described Lot 1 bears N69°52'E a distance of 25.06 feet; thence from point of beginning N5°06'W a distance of 63.36 feet; thence N35°48'W a distance of 29.98 feet; thence N43°29'W a distance of 104.46 feet; thence N30°30'W a distance of 49.96 feet; thence N4°52'W a distance of 50.01 feet; thence N65°50'E a distance of 119.54 feet to a 5/8" iron rod on the west boundary of above described Lot 1.

Above Lot 1 is subject to a 15.0 foot wide sanitary sewer easement as described in Instrument No. 67-5652, Deed Records of Douglas County, Oregon.

Lot 2 Description (See page 2 of 2)

Approvals:

Rollin D. Page 20 April 1976
PLANNING COMMISSION Date
Francis L. Shuger 22 April 76
COUNTY SURVEYOR Date



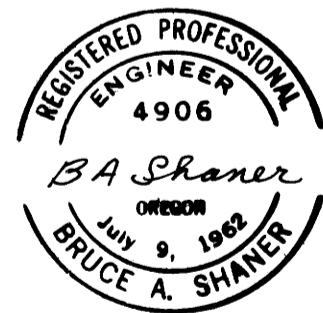
1/4 S, Sec. 25,
T26S, R6W, WM

Sec. 30,
T26S, R5W, WM (Calc. tie)

Point of beginning

LEGEND

- Corner found (5/8" iron rod) ●
- Corner set (5/8" iron rod) ○
- Corner computed (not set) ◦
- Manhole ⊙
- Sanitary sewer easement ⊕
- Fence — x —



February 26, 1976

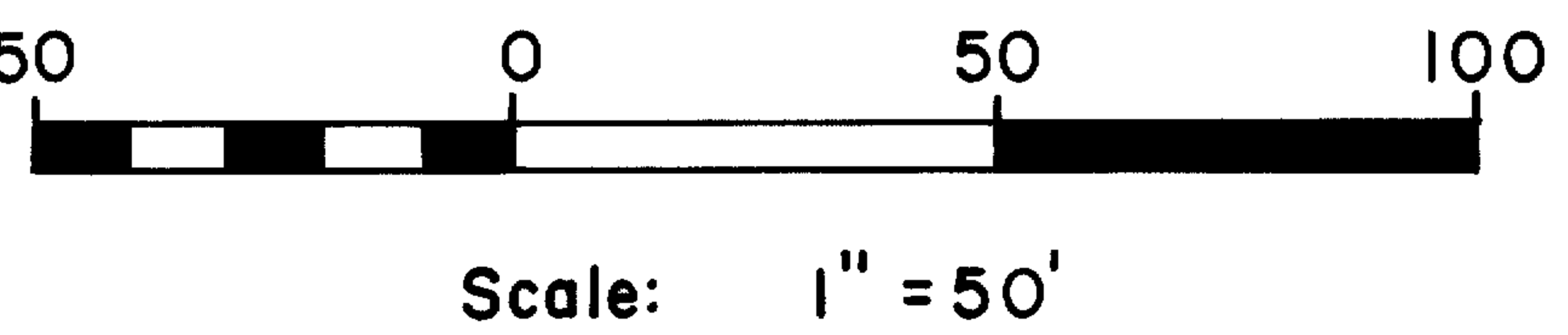
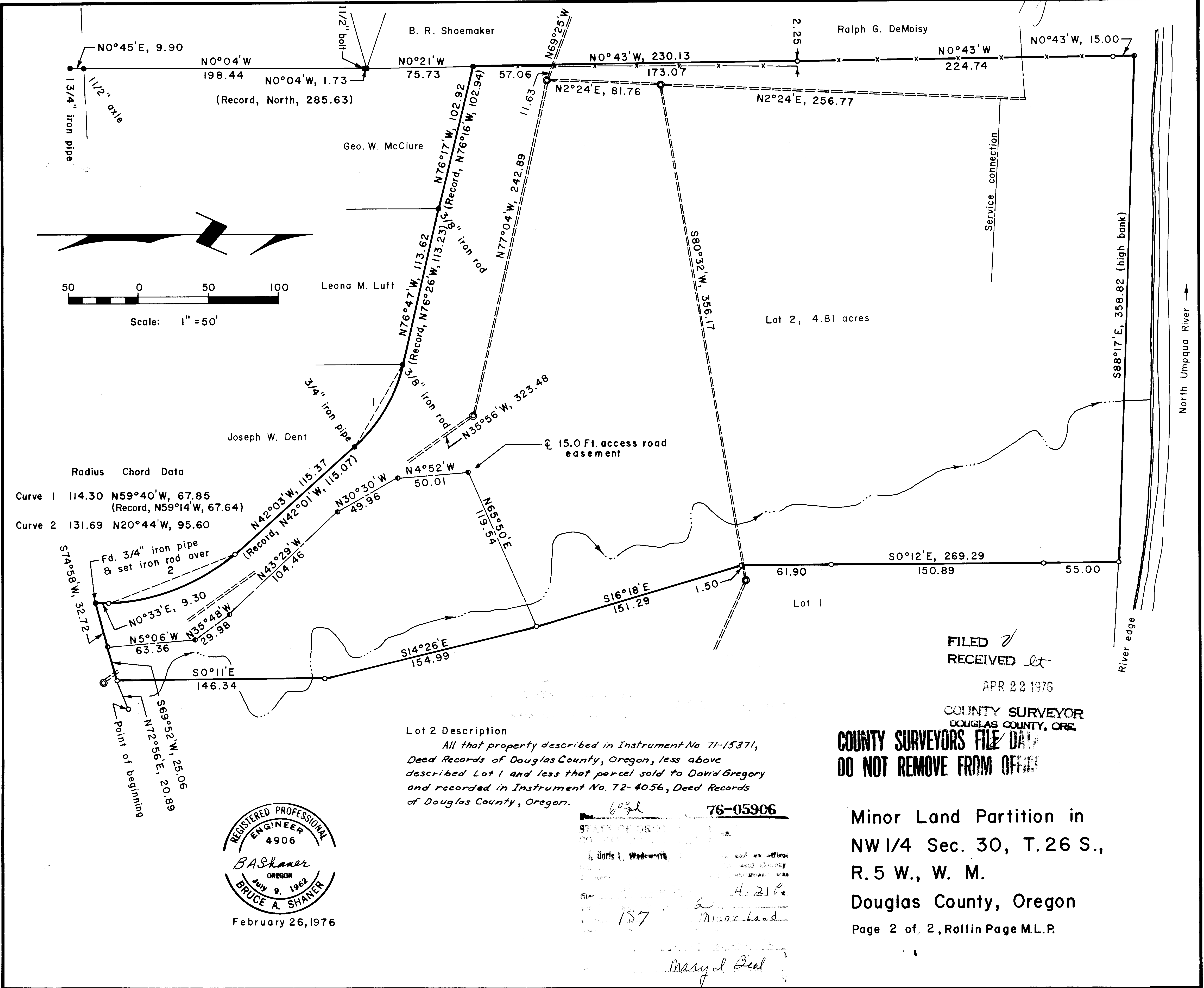
MAP FILE M59-25A

High bank
North Umpqua River

MAP FILE M59-25A

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MAP FILE 76-059-75B



Radius Chord Data

Curve 1	114.30	N59°40'W, 67.85	(Record, N59°14'W, 67.64)
Curve 2	131.69	N20°44'W, 95.60	

Lot 2 Description
 All that property described in Instrument No. 71-15371, Deed Records of Douglas County, Oregon, less above described Lot 1 and less that parcel sold to David Gregory and recorded in Instrument No. 72-4056, Deed Records of Douglas County, Oregon.

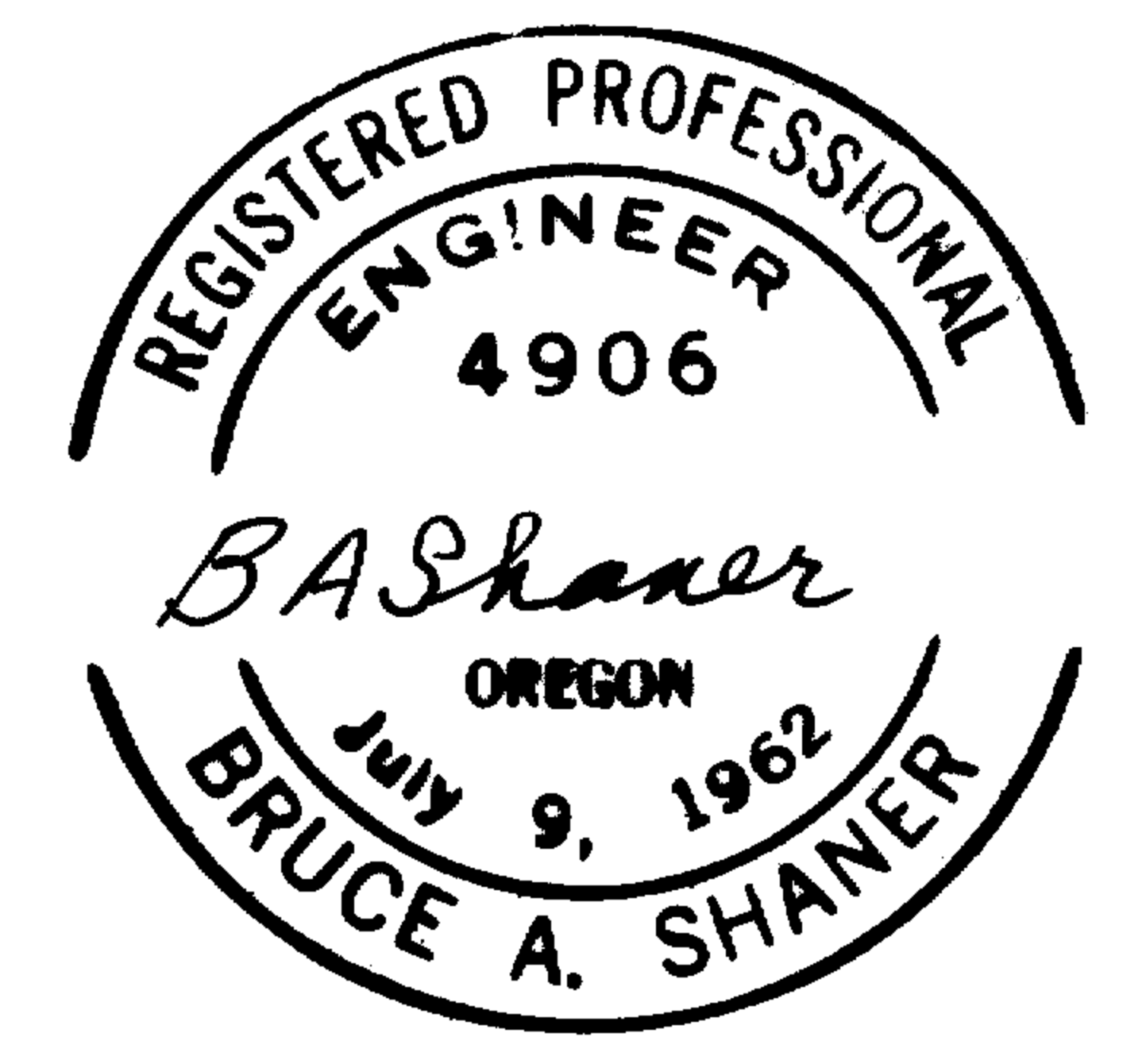
FILED *✓*
 RECEIVED *lt*
 APR 22 1976
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DAI
DO NOT REMOVE FROM OFFICE

Minor Land Partition in
 NW 1/4 Sec. 30, T.26 S.,
 R.5 W., W. M.

Douglas County, Oregon

Page 2 of 2, Roll in Page M.L.P.



February 26, 1976

602
 76-05906
 STATE OF OREGON
 COUNTY OF DOUGLAS
 I, Doris L. Wadsworth, County Clerk
 do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.
 Filed *157* *2* *4:21 P.*
Mary L. Deal

MAP FILE 76-059-75B