

MINOR LAND PARTITION IN SECTION 15, T.27S. R.6W.W.M.

APRIL 1976

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED ✓
RECEIVED 24
SEP 15 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

DESCRIPTIONS:

PARCEL #1

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M., bears N 58°00'29" W 3444.44 feet; thence S 19°01'50" W 276.69 feet to a 1/2" iron rod; thence S 89°59'10" E 537.30 feet to a point on the lower bank of the South Umpqua River; thence along the bank of said river N 14°41'50" E 41.83 feet to a point; thence continuing along the bank of said river N 0°30'10" W 217.68 feet to a point; thence leaving said river bank N 89°33'07" W 455.80 feet to the Point of Beginning, situated in Section 15, Township 27 South, Range 6 West W.M., also *beginning* at the Northeast corner of the above described parcel; thence S 0°30'10" E 217.68 feet and S 14°41'50" W 41.83 feet to the Southeast corner thereof; thence S 89°59'10" E to the low water mark of the South Umpqua River; thence Northerly along the said low water mark to a point which is S 89°33'07" E from the Point of Beginning; thence N 89°33'07" W to the Point of Beginning. The above descriptions containing 3.0 acres, more or less TOGETHER WITH a 50 foot easement for ingress and egress, the center line of which is described as follows: Beginning at a point from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M. bears N 87°35'34" E 26.86 feet and N 58°00'29" W 3444.44 feet; thence along said center line S 19°01'50" W 277.00 feet to a point and end of said described center line, situated in Section 15, said Township and Range.

PARCEL #2

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M., bears N 58°00'29" W 3444.44 feet; thence S 19°01'50" W 498.47 feet to a 5/8" iron rod; thence N 89°55'56" W 509.72 feet to a 1/2" iron rod; thence N 0°03'14" W along the East line of the Arthur K. Cloake property, described in Volume 83, page 163 of the Deed Records of Douglas County, Oregon and the Jack B. Calkins, et al, property as described in instrument recorded in Book 351, Records of Douglas County Oregon, Recorder's No. 65-7263, 452.27 feet to a 1/2" iron pipe on the Southerly line of the Clark L. Hadfield et ux property as described in Deed recorded in Volume 314 of the Deed Records of Douglas County Oregon, Recorder's No. 309092; thence N 88°30'16" E along the Southerly line of said Hadfield property 623.46 feet to a 3/4" iron rod; thence N 87°35'34" E 49.48 feet to the Point of Beginning, situated in Section 15, Township 27 South, Range 6 West W.M., containing 6.24 acres, more or less. SUBJECT TO a 50 foot easement for ingress and egress, the center line of which is described as follows: Beginning at a point from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M. bears N 87°35'34" E 26.86 feet and N 58°00'29" W 3444.44 feet; thence along said center line S 19°01'50" W 497.24 feet to a point and end of said described center line situated in Section 15, said Township and Range.

PARCEL #3

Beginning at a 5/8" iron rod from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M. bears N 19°01'50" E 340.14 feet and N 58°00'29" W 3444.44 feet; thence S 89°54'02" E 182.56 feet to a 5/8" iron rod; thence S 0°00'50" W 149.63 feet to a 5/8" iron rod; thence N 89°55'56" W 160.99 feet to a 1/2" iron rod; thence S 0°04'04" W 209.95 feet to a 1/2" iron rod; thence S 89°46'21" E 367.04 feet to a point on the lower bank of the South Umpqua River; thence S 24°48'20" W along the bank of said river 40.0 feet to a point; thence continuing along the bank of said river S 60°48'54" W 199.77 feet to a 1 1/4" iron pipe; thence leaving said river bank N 89°46'53" W along the South line of Section 15, 758.16 feet to a 1 1/4" iron pipe; thence N 0°03'14" W along the East line of the Arthur K. Cloake property described in Volume 83, page 163 of the Deed Records of Douglas County Oregon, 342.92 feet to a 1/2" iron rod; thence S 89°55'56" E 509.72 feet to a 5/8" iron rod; thence N 19°01'50" E 158.32 feet to the Point of Beginning, situated in Section 15, Township 27 South, Range 6 West W.M. Also, beginning at the Southeast corner of the above described parcel; thence N 60°48'54" E 199.77 feet and N 24°48'20" E 40.0 feet to the East-Northeast corner thereof; thence S 89°46'21" E to the low water mark of the South Umpqua River; thence Southerly along said low water mark to a point which is S 89°46'53" E from the Point of Beginning; thence N 89°46'21" W to the Point of Beginning; the above descriptions containing 6.2 acres, more or less.

PARTITIONER AND LEGAL OWNERS:

Donald S. and Barbara C. Bowman and
R. L. Fowlkes
611 N.W. Charter Oaks
Roseburg, Oregon 97470
672-7688

NUMBER OF LOTS:

3

WATER SUPPLY:

Oregon Water Corporation

SEWAGE:

Sub-surface

MAP PREPARED BY:

Baughman Surveying Service
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

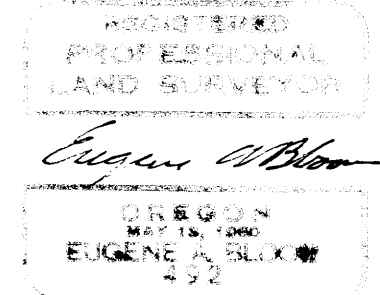
RESTRICTIONS:

Parcel 1 does not have an approved means of sewage disposal.
(Addition to map, 9/17/76)

APPROVALS:

Keith L. Cubic 9/14/76
Planning Commission Date

Francis L. Ingram 9/15/76
County Surveyor Date



DESCRIPTIONS:

PARCEL #3 Continued

TOGETHER WITH a 50 foot easement for ingress and egress, the center line of which is described as follows: Beginning at a point from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West W.M. bears N 87°35'34" E 26.86 feet and N 58°00'29" W 3444.44 feet; thence along said center line S 19°01'50" W 497.24 feet to a point and end of said described center line, situated in Section 15, said Township and Range. SUBJECT TO a 20 foot Driveway easement as described in Book 412, page 741, Recorder's No. 68-8281, Deed Records of Douglas County, Oregon.

6-9-76 76-1486
SEP 16 8:31A
230A:B 2 Minor hand

Mary J. Beal

MAP FILE M.61-41.B

MAP FILE M.61-41.B