

MINOR LAND PARTITION IN SEC. 34, T.21S. R.5W.W.M.

NOVEMBER 1976 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER:

George R. and Marjorie R. Rogers
Rt. 1, Box 246-C
Drain, Oregon 97435
836-2255

FILED

RECEIVED MLL

NOV 17 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14, 1941
GLENN S. BAUGHMAN
536

NUMBER OF LOTS:

3

WATER SUPPLY:

Well

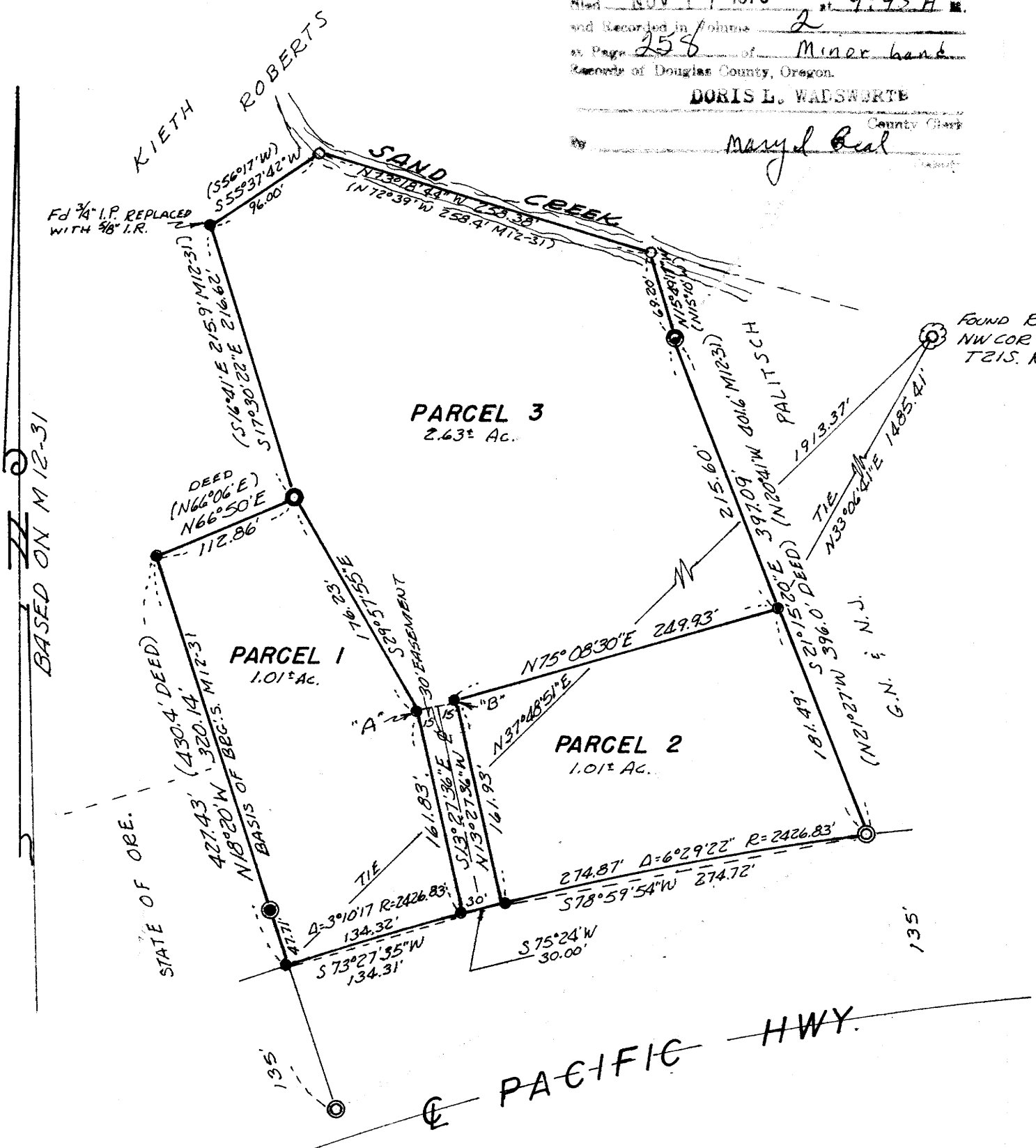
SEWAGE:

Sub-surface

MAP PREPARED BY:

C & G Engineering Inc.
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

302 76-18728
STATE OF OREGON
COUNTY OF DOUGLAS } ss.
I, Doris L. Wadsworth, County Clerk and ex-officio
do hereby certify that the within instrument was
filed NOV 17 1976 at 9:45 A.M.
and Recorded in Volume 2 of Page 258 of Minor Land
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
County Clerk
Maryel Beal



DESCRIPTIONS:

PARCEL #1

Beginning at a 5/8" iron rod on the Northerly R/W line of the Pacific Highway from which the Northwest corner of D.L.C. No. 37, Township 21 South, Range 5 West W.M. bears N 37°48'51" E 1913.37 feet; thence N 18°20' W 320.14 feet to a 5/8" iron rod; thence N 66°50' E 112.86 feet to a 3/4" iron pipe; thence S 29°57'55" E 176.23 feet to a 5/8" iron rod known as point "A"; thence S 13°27'36" E 161.83 feet to a 5/8" iron rod on the Northerly R/W line of said Highway; thence along an arc of a 2426.83 foot radius curve left (the long chord of which bears S 73°27'35" W) 134.32 feet to the Point of Beginning, situated in Section 34, Township 21 South, Range 5 West W.M.; containing 1.01 acres, more or less.

TOGETHER WITH a 30 foot easement for ingress and egress over and across the following described parcel, being 15 feet on each side of the following described center line:

Beginning at a point which bears N 76°32'24" E 15.00 feet from the above mentioned point "A"; thence S 13°27'36" E along said center line 161.9 feet to the Northerly R/W line of the Pacific Highway, situated in Section 34, Township 21 South, Range 5 West W.M.

PARCEL #2

Beginning at a 5/8" iron rod from which the Northwest corner of D.L.C. No. 37, Township 21 South, Range 5 West W.M. bears N 33°06'41" E 1485.41 feet; thence S 21°15'20" E 181.49 feet to a 3/4" iron rod on the Northerly R/W line of the Pacific Highway; thence along an arc of a 2426.83 foot radius curve left (the long chord of which bears S 78°59'54" W) 274.87 feet to a 5/8" iron rod; thence leaving said Northerly R/W line N 13°27'36" W 161.93 feet to a 5/8" iron rod known as point "B"; thence N 75°08'30" E 249.93 feet to the point of Beginning, situated in Section 34, Township 21 South, Range 5 West W.M.; containing 1.01 acres, more or less.

TOGETHER WITH a 30 foot easement for ingress and egress over and across the following described parcel, being 15 feet on each side of the following described center line: Beginning at a point which bears S 76°32'24" W 15.00 feet from the above mentioned point "B"; thence S 13°27'36" E along said center line 161.9 feet to the Northerly R/W line of the Pacific Highway, situated in Section 34, Township 21 South, Range 5 West W.M.

PARCEL #3

Beginning at a 5/8" iron rod from which the Northwest corner of D.L.C. No. 37, Township 21 South, Range 5 West W.M. bears N 33°06'41" E 1485.41 feet; thence N 21°15'20" W 215.60 feet to a 3/4" iron bolt; thence N 15°49'17" W 69.20 feet to a point in the center of Sand Creek; thence N 73°18'44" W along the center of said creek 258.38 feet to a point; thence S 55°37'42" W 96.00 feet to a 5/8" iron rod; thence S 17°30'22" E 216.62 feet to a 3/4" iron pipe; thence S 29°57'55" E 176.23 feet to a 5/8" iron rod known as point "A"; thence S 13°27'36" E 161.83 feet to a 5/8" iron rod on the Northerly R/W line of the Pacific Highway; thence along an arc of a 2426.83 foot radius curve right (the long chord of which bears N 75°24' E) 30.0 feet to a 5/8" iron rod; thence N 13°27'36" W 161.93 feet to a 5/8" iron rod; thence N 75°08'30" E 249.93 feet to the Point of Beginning, situated in Section 34, Township 21 South, Range 5 West W.M.; containing 2.63 acres, more or less.

SUBJECT TO a 30 foot easement for ingress and egress over and across the following described parcel, being 15 feet on each side of the following described center line: Beginning at a point which bears N 76°32'24" E 15.00 feet from the above mentioned point "A"; thence S 13°27'36" E along said center line 161.9 feet to the Northerly R/W line of the Pacific Highway, situated in Section 34, Township 21 South, Range 5 West W.M.

LEGEND

- — not found or set
- — Set 5/8" iron rod
- ⊙ — Found 3/4" iron rod
- ⊙ — Found 3/4" iron pipe
- ⊙ — Found 3/4" iron bolt
- ⊙ — Found 1" iron pipe

APPROVALS:

Keith L. Cubic 11/16/76
Planning Commission

Francis L. Ingram 11/17/76
County Surveyor

MAP FILE M62-23

MAP FILE M62-23