

FILED
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITIONING
in Sections 10 & 15, T26S, R4W, W.M.
October 1976 Scale: 1" = 200'

PARTITIONER:

A.J. Updegrave
Box 300 Idleyld Route
Roseburg, OR. 97470
Phone: 496-3785

LEGAL OWNER OF RECORD:

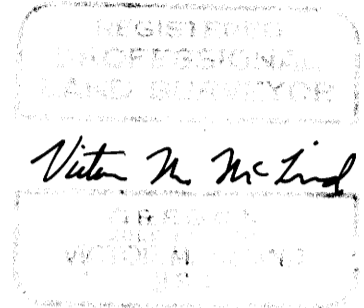
Same as above

TOTAL NUMBER OF LOTS:

Two (including original parcel)

MAP PREPARED BY:

Victor M. McLind
Route 4, Box 379
Roseburg, OR. 97470
Phone: 679-7873



- LEGEND**
- - Indicates Found $\frac{5}{8}$ " iron rod
 - - Indicates Set $\frac{5}{8}$ " x 30" iron rod

APPROVALS:

Keith L. Cubic 11/29/76
Planning Commission date

Francis Le Ingram 11/30/76
County Surveyor date

PARCEL "A"

A parcel of land lying in Sections 10 and 15, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:
Beginning at a $\frac{5}{8}$ " iron rod on the southerly right-of-way line of County Road No. 200, from which the east one-quarter section corner of said Section 10 bears N65°07'51"E 4196.10 feet; thence from said point of beginning S86°18'35"E 865.70 feet along said southerly right-of-way line to a $\frac{5}{8}$ " iron rod; thence S10°09'40"W 70.23 feet to a $\frac{5}{8}$ " iron rod; thence S72°10'55"W 576.23 feet to a $\frac{5}{8}$ " iron rod; thence N78°56'05"W 458.19 feet to a $\frac{5}{8}$ " iron rod; thence N34°32'10"E 258.85 feet to the point of beginning, containing 4.45 acres of land, more or less.

Subject to an easement for road purposes as described below under the heading "Road Easement".
Including an easement for utility purposes as described below under the heading "Utility Easement".

PARCEL "B"

A parcel of land lying in Sections 10 and 15, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:
Beginning at a $\frac{5}{8}$ " iron rod from which the east one-quarter section corner of said Section 10 bears N34°32'10"E 258.85 feet and N65°07'51"E 4196.10 feet; thence from said point of beginning S34°32'10"W 241.19 feet to a $\frac{5}{8}$ " iron rod set in the low bank of the North Umpqua River; thence upstream along said bank S57°33'00"E 270.00 feet and S42°09'30"E 271.46 feet to a point; thence leaving said low bank N13°16'30"E 65.00 feet to a $\frac{5}{8}$ " iron rod; thence N13°16'30"E 147.56 feet to a $\frac{5}{8}$ " iron rod; thence N27°02'05"E 280.63 feet to a $\frac{5}{8}$ " iron rod; thence N78°56'05"W 458.19 feet to the point of beginning, containing 3.63 acres of land, more or less.

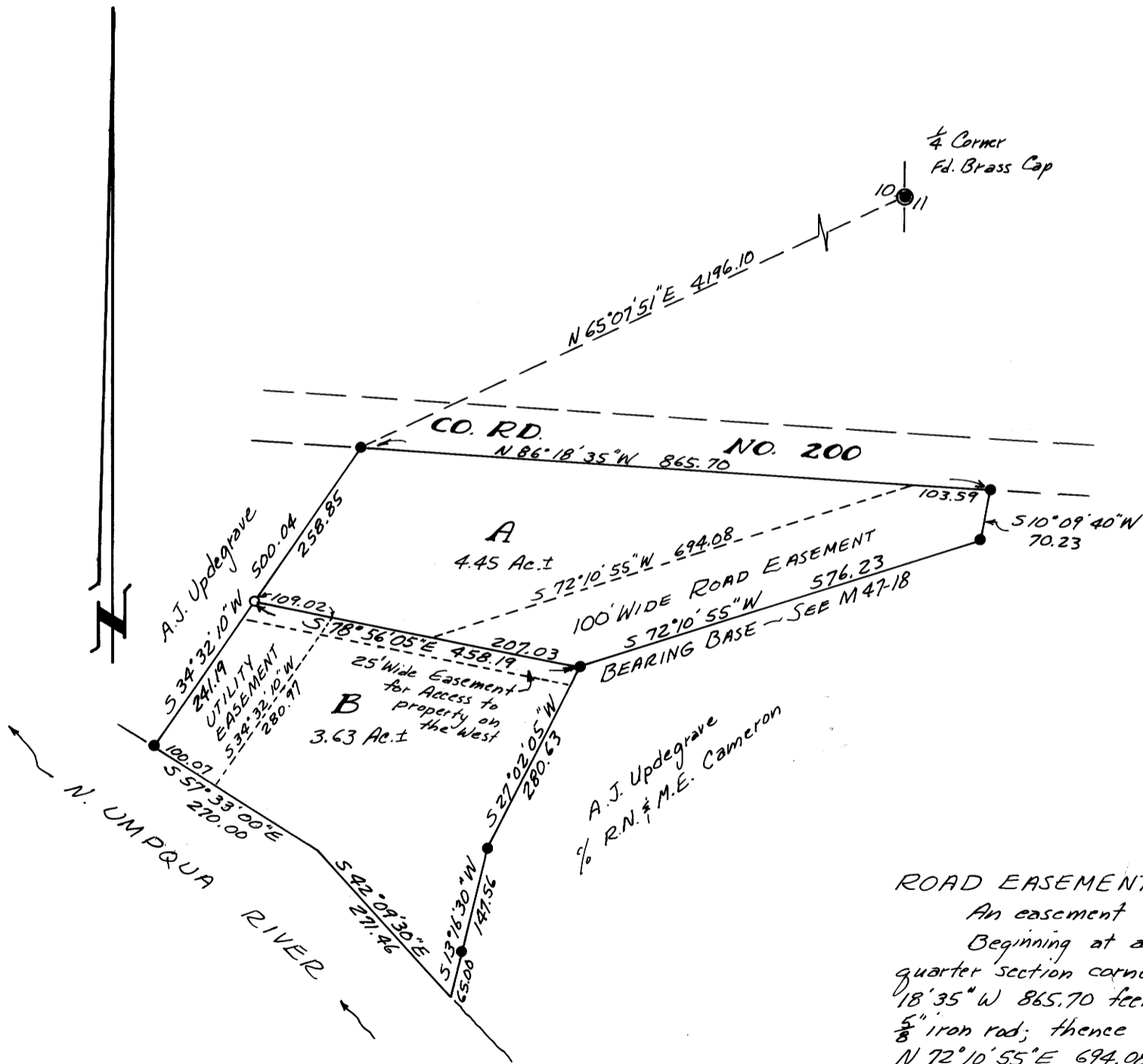
Including an easement for road purposes as described below under the heading "Road Easement".
Subject to an easement for utility purposes as described below under the heading "Utility Easement".

ROAD EASEMENT:

An easement for road purposes over the following described parcel of land:
Beginning at a $\frac{5}{8}$ " iron rod on the southerly right-of-way line of County Road No. 200, from which the one-quarter section corner between Sections 10 and 11, Township 26 South, Range 4 West, Willamette Meridian, bears N86°18'35"W 865.70 feet and N65°07'51"E 4196.10 feet; thence from said point of beginning S10°09'40"W 70.23 feet to a $\frac{5}{8}$ " iron rod; thence S72°10'55"W 576.23 feet to a $\frac{5}{8}$ " iron rod; thence N78°56'05"W 207.03 feet to a point; thence N72°10'55"E 694.08 feet to a point on said right-of-way line; thence S86°18'35"E 103.59 feet to the point of beginning.

UTILITY EASEMENT:

An easement for utility purposes over the following described parcel of land:
Beginning at a $\frac{5}{8}$ " iron rod from which the one-quarter section corner between Sections 10 and 11, Township 26 South, Range 4 West, Willamette Meridian, bears N34°32'10"E 258.85 feet and N65°07'51"E 4196.10 feet; thence from said point of beginning S34°32'10"W 241.19 feet to a $\frac{5}{8}$ " iron rod set in the low bank of the North Umpqua River; thence upstream along said bank S57°33'00"E 270.00 feet to a point; thence leaving said bank N34°32'10"E 280.97 feet to a point; thence N78°56'05"W 109.02 feet to the point of beginning.



MAP FILE M62-31

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