

MINOR LAND PARTITIONING
IN SEC. 4, T25S, R5W, W.M.

Dec. 1976

Scale: 1"=100'

o ~ Indicates Set 5/8" x 30" Iron Rod

APPROVALS:

Keith J. Cubic 12/14/76
Planning Commission date

Francis L. Ingram 12/15/76
County Surveyor date

302d 76-20367

STATE OF OREGON
COUNTY OF DOUGLAS

Doris L. Wadsworth, County Clerk and Recorder of said County, do hereby certify that the following instrument was filed for record in the County of Douglas, Oregon, on the 14th day of December, 1976, at 2:45 P.M., and recorded in the County of Douglas, Oregon, as Page 271 of Minor Land Partitioning Records of said County.

DORIS L. WADSWORTH

PARTITIONER:

Comstock Realty
1410 W. Central
Sutherlin, OR. 97479
Phone 459-2204

LEGAL OWNER OF RECORD:

Robert O. & Marilyn Lowell & Herman L. Robertson
9078 Pentiction Way
San Diego, CA. 92126

TOTAL NUMBER OF LOTS:

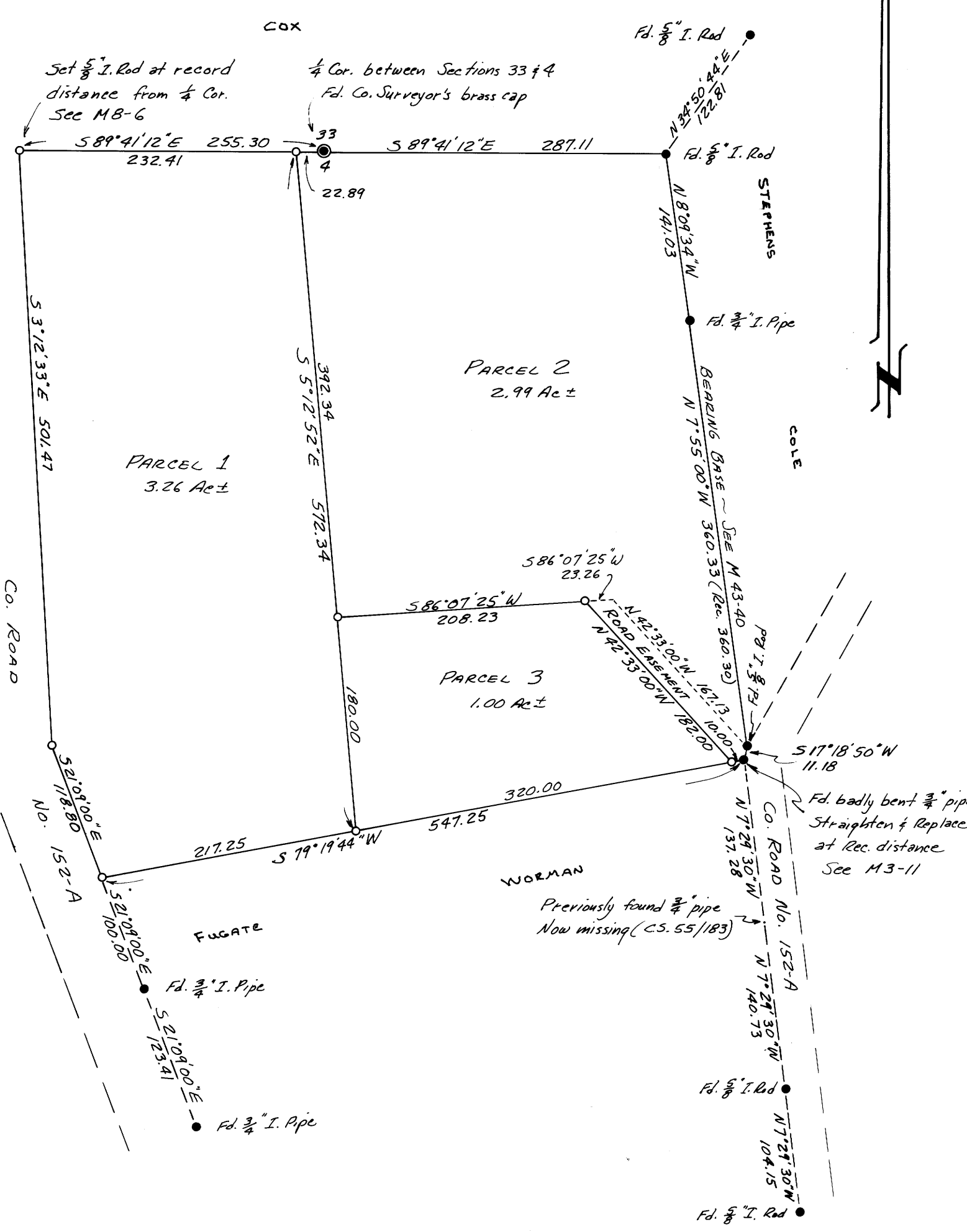
Three (including original parcel)

MAP PREPARED BY:

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

Vol. 2 - Pg. 271
FILED & RECEIVED
DEC 15 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MAP FILE M62-45



PARCEL 1 DOES NOT HAVE AN APPROVED MEANS OF SEWAGE DISPOSAL

PARCEL 1

A parcel of land located in Section 4, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod on the north line of lands described in that deed recorded in Volume 344, Page 608, Deed Records of Douglas County, from which the one-quarter section corner on the north line of said Section 4 bears S 89° 41' 12" E 22.89 feet; thence from said point of beginning S 5° 12' 52" E 392.34 feet to a 5/8" iron rod; thence S 5° 12' 52" E 180.00 feet to a 5/8" iron rod on the southerly line of said lands; thence along said southerly line S 79° 19' 44" W 217.25 feet to a 5/8" iron rod on the easterly right-of-way line of County Road No. 152-A; thence following said right-of-way line N 21° 09' 00" W 118.80 feet to a 5/8" iron rod and N 3° 12' 33" W 501.47 feet to a 5/8" iron rod on the north line of said lands; thence along said north line S 89° 41' 12" E 232.41 feet to the point of beginning, containing 3.26 acres of land, more or less.

PARCEL 2

A parcel of land located in Section 4, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at the one-quarter section corner on the north line of said Section 4; thence along the north line of lands described in that deed recorded in Volume 344, Page 608, Deed Records of Douglas County, S 89° 41' 12" E 287.11 feet to a 5/8" iron rod; thence along the easterly line of said lands S 8° 09' 34" E 141.03 feet to a 3/4" iron pipe, S 7° 55' 00" E 360.33 feet to a 5/8" iron rod, and S 17° 18' 50" W 11.18 feet to a 3/4" iron pipe; thence along the southerly line of said lands S 79° 19' 44" W 10.00 feet to a 5/8" iron rod; thence N 42° 33' 00" W 182.00 feet to a 5/8" iron rod; thence S 86° 07' 25" W 208.23 feet to a 5/8" iron rod; thence N 5° 12' 52" W 392.34 feet to a 5/8" iron rod; thence along the north line of said lands S 89° 41' 12" E 22.89 feet to the point of beginning, containing 2.99 acres, more or less.

PARCEL 3

A parcel of land located in Section 4, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod from which the one-quarter section corner on the north line of said Section 4 bears N 5° 12' 52" W 392.34 feet and S 89° 41' 12" E 22.89 feet; thence from said point of beginning S 5° 12' 52" E 180.00 feet to a 5/8" iron rod on the southerly line of lands described in Volume 344, Page 608, Deed Records of Douglas County; thence along said southerly line N 79° 19' 44" E 320.00 feet to a 5/8" iron rod; thence N 42° 33' 00" W 182.00 feet to a 5/8" iron rod; thence S 86° 07' 25" W 208.23 feet to the point of beginning, containing 1.00 acre of land, more or less.

ROAD EASEMENT

Including an easement for road purposes as described below under "ROAD EASEMENT"
Beginning at a 5/8" iron rod from which the one-quarter section corner on the north line of Section 4, Township 25 South, Range 5 West, W.M., bears S 86° 07' 25" W 208.23 feet, N 5° 12' 52" W 392.34 feet, and S 89° 41' 12" E 22.89 feet; thence S 42° 33' 00" E 182.00 feet to a 5/8" iron rod; thence N 79° 19' 44" E 10.00 feet to a 3/4" iron pipe; thence N 17° 18' 50" E 11.18 feet to a 5/8" iron rod; thence N 42° 33' 00" W 167.13 feet to a point; thence S 86° 07' 25" W 23.26 feet to the point of beginning.

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