

MINOR LAND PARTITIONING
IN SECTIONS 32 & 33, T26S, R3W, W.M.

FEB. 1977 SCALE: 1" = 200'

PARTITIONER:
Oliver P. and Betty Ann Standley
No. 2, Circle V
Glide, Oregon Phone 496-0103

APPROVALS:
Keith L. Cubic 3/1/77
Planning Commission Date
Francis L. Ingram 3-10-77
County Surveyor Date

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.
Phone 679-7873

LEGAL DESCRIPTION, PARCEL 3
A parcel of land located in Sections 32 and 33, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, and described as follows:
Beginning at a 3/4" iron rod at the southeast corner of Lot 4 of Block One of Standley Subdivision as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, from which the Quarter Section Corner between said Sections 32 and 33 bears S 42° 30' 01" W 674.46 feet; thence from said point of beginning, S 78° 13' 03" W 327.71 feet along the southerly line of said Lot 4 to a 3/4" iron rod; thence following the easterly right-of-way line of Pine Ridge Drive, along a curve to the right with a radius of 130.00 feet (the long chord of which bears S 20° 21' 50" E 176.52 feet) an arc distance of 194.04 feet to a 3/4" iron rod; thence S 22° 23' 44" W 108.93 feet to a 3/4" iron rod; thence along a curve to the right with a radius of 280.00 feet (the long chord of which bears S 33° 27' 26" W 107.44 feet) an arc distance of 108.12 feet to a 3/4" iron rod; thence S 44° 31' 08" W 181.50 feet to a 3/4" iron rod; thence along a curve to the left with a radius of 270.00 feet (the long chord of which bears S 33° 58' 06" W 98.88 feet) an arc distance of 99.44 feet to a 3/4" iron rod; thence S 23° 25' 04" W 114.21 feet to a 5/8" iron rod; thence along a curve to the left with a radius of 95.00 feet (the long chord of which bears S 3° 00' 02" E 84.54 feet) an arc distance of 87.61 feet to a 3/4" iron rod; thence S 29° 25' 03" E 415.64 feet to a 3/4" iron rod; thence along a curve to the right with a radius of 130.00 feet (the long chord of which bears S 3° 16' 55" W 140.47 feet) an arc distance of 148.39 feet to a 3/4" iron rod; thence along a curve to the left with a radius of 70.86 feet (the long chord of which bears S 1° 06' 26" W 81.04 feet) an arc distance of 86.27 feet to a 3/4" iron rod; thence S 33° 46' 08" E 52.17 feet to a 3/4" iron rod; thence along a curve to the left with a radius of 120.00 feet (the long chord of which bears S 58° 12' 15" E 99.28 feet) an arc distance of 102.35 feet to a 3/4" iron rod; thence S 82° 38' 22" E 160.05 feet to a 3/4" iron rod; thence along a curve to the left with a radius of 220.00 feet (the long chord of which bears N 78° 59' 30" E 138.66 feet) an arc distance of 141.06 feet to a 3/4" iron rod; thence N 60° 37' 22" E 254.50 feet to a 3/4" iron rod; thence along a curve to the left with a radius of 420.00 feet (the long chord of which bears N 48° 25' 09" E 177.57 feet) an arc distance of 178.92 feet to a 3/4" iron rod; thence N 36° 12' 55" E 61.96 feet to a 3/4" iron rod; thence leaving the northerly right-of-way line of Pine Ridge Drive as shown on said plat and following the northerly line of a 60.00 feet wide non-exclusive road easement along a curve to the right with a radius of 330.00 feet (the long chord of which bears N 47° 20' 13" E 127.31 feet) an arc distance of 128.11 feet to a 3/4" iron rod; thence N 58° 27' 30" E 53.35 feet to a point; thence N 26° 56' 53" W 16.53 feet to a 3/4" iron rod; thence N 26° 56' 53" W 456.65 feet to a 3/4" iron rod; thence N 3° 19' 32" W 97.79 feet to a 3/4" iron rod; thence N 8° 56' 33" E 69.46 feet to a 3/4" iron rod; thence N 34° 08' 18" W 606.14 feet to the point of beginning, containing 24.43 acres, more or less.
Excepting an easement for road purposes over a strip of land 50.00 feet in width, the easterly line of which is described as follows: Beginning at a 3/4" iron rod on the easterly line of the above described Parcel 3 from which the Quarter Section Corner between said Sections 32 and 33 bears N 34° 08' 18" W 606.14 feet and S 42° 30' 01" W 674.46 feet; thence S 8° 56' 33" W 69.46 feet to a 3/4" iron rod; thence S 3° 19' 32" E 97.79 feet to a 3/4" iron rod; thence S 26° 56' 53" E 456.65 feet to a 3/4" iron rod at the end of Pine Ridge Drive as shown on said plat.

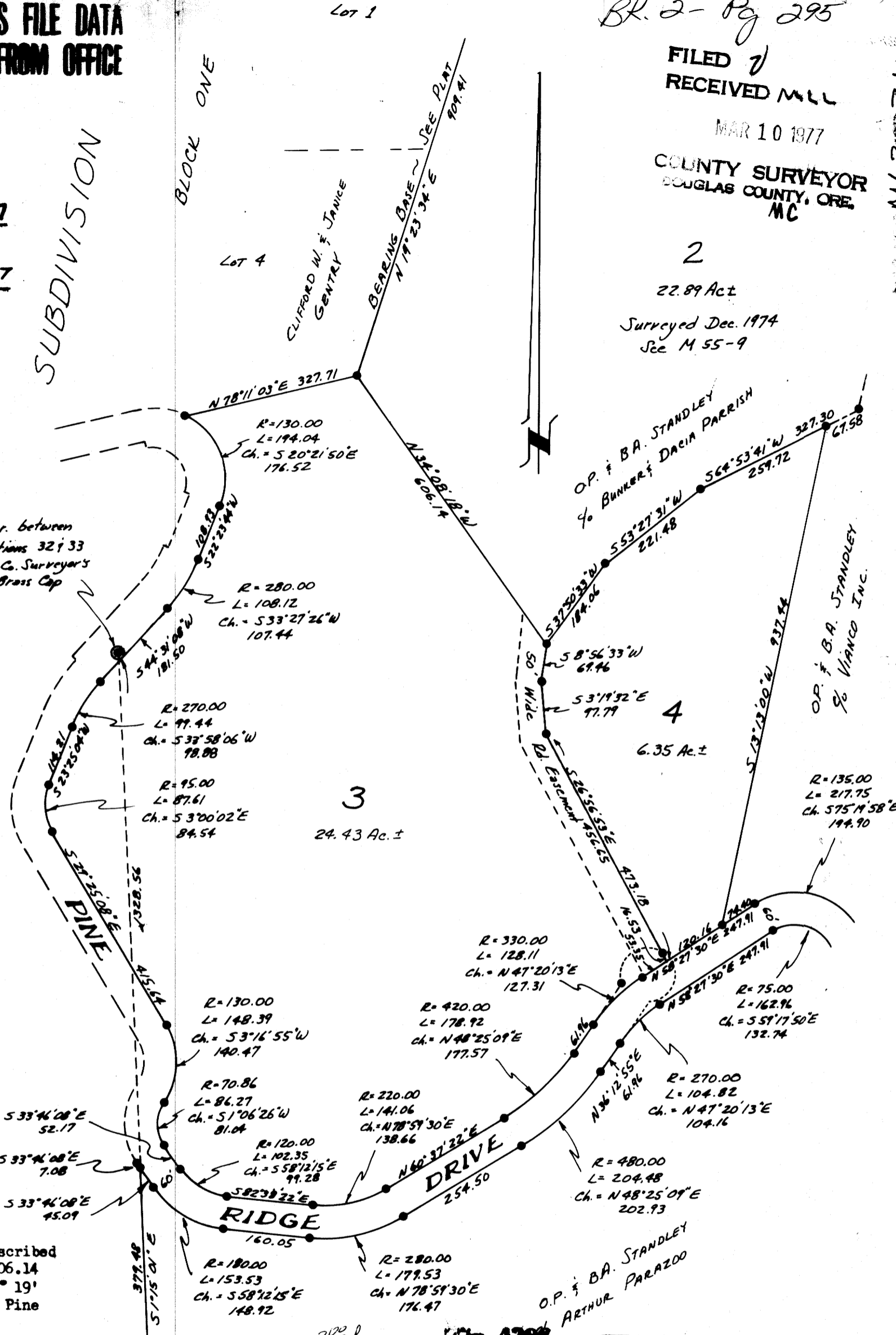
LEGAL DESCRIPTION, PARCEL 4
A parcel of land located in Section 33, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, and described as follows:
Beginning at a 3/4" iron rod from which the Quarter Section Corner between Sections 32 and 33, said township and range, bears N 34° 08' 18" W 606.14 feet and S 42° 30' 01" W 674.46 feet; thence S 8° 56' 33" W 69.46 feet to a 3/4" iron rod; thence S 3° 19' 32" E 97.79 feet to a 3/4" iron rod; thence S 26° 56' 53" E 456.65 feet to a 3/4" iron rod; thence following said northerly line N 58° 27' 30" E 120.16 feet to a 3/4" iron rod; thence N 13° 13' 00" E 937.44 feet to a 3/4" iron rod; thence S 64° 53' 41" W 259.72 feet to a 3/4" iron rod; thence S 53° 27' 31" W 221.48 feet to a 3/4" iron rod; thence S 37° 50' 33" W 184.06 feet to the point of beginning, containing 6.35 acres of land, more or less.

DOMESTIC WATER SOURCE: Well or spring
SEWERAGE DISPOSAL: Septic system

• ~ Indicates found 3/4" X 30" iron rod

SUBDIVISION

STANDLEY BLOCK TWO



FILED
RECEIVED MLL
MAR 10 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
MC

2
22.89 Act
Surveyed Dec. 1974
See M 55-9

300
17-4398

STATE OF OREGON
COUNTY OF DOUGLAS

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of County Records, do hereby certify that the within instrument was filed MAR 10 1977 at 3:31 P.M. and Recorded in Volume 295 of Minor Land at Page 295 of Minor Land Records of Douglas County, Oregon.

DORIS L. WADSWORTH
County Clerk

VICTOR M. MCLIND
REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 17, 1970
934

Maryel Beal
Map

M 63-31