

MINOR LAND PARTITION IN SECTION 36, T.25S. R.8W.W.M. & SECTION 1, T.26S. R.8W.W.M.

MARCH 1977

FILED
RECEIVED *DRS*

APR 28 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:
Charles Briggs
Box 158,
Umpqua, OR 97486
459-4221

PARCEL NO. 2

NUMBER OF LOTS: 3

WATER SUPPLY: Well

SEWAGE: Sub-surface

MAP PREPARED BY: C & G ENGINEERING INC.
P.O. BOX 222,
Roseburg, OR 97470
672-5971



DESCRIPTIONS: PARCEL NO. 1

Beginning at a 1/2" iron rod on the center line of the Southeast one-quarter of Section 36, Township 25 South, Range 8 West W.M. from which the Southeast corner of said Section 36 bears S 0°15'10" W 604.22 feet and S 89°15'09" E 1324.11 feet; thence N 0°15'10" E along the center line of said Southeast one-quarter 737.16 feet to a 1/2" iron rod on the property line as described in Recorder's No. 65-11587, Deed Records of Douglas County, Oregon; thence East along said property line 179.52 feet to a 1/2" iron pipe; thence leaving said described property line S 24°27' W along the boundary line of the lands described in Recorder's No. 68-11925 168.71 feet to a 1/2" iron pipe; thence S 55°14'30" E 352.51 feet to a 1/2" iron pipe; thence N 89°12' E 135.85 feet to a point on the Westerly R/W line of County Road No. 6; thence leaving said boundary line described in Recorder's No. 68-11925, S 10°34'30" W along said Westerly R/W line 29.12 feet to a 5/8" iron rod; thence along said Westerly R/W line the following courses and distances: S 30°43'50" W 169.28 feet to a point; thence S 41°04'40" W 49.02 feet to a point; thence along an arc of a 331.48 foot radius curve left (the long chord of which bears S 21°37'35" W) 225.07 feet to a 5/8" iron rod; thence S 0°58'26" W 30.55 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 79°22'33" W 338.25 feet to the Point of Beginning, situated in the Southeast one-quarter of Section 36, Township 25 South, Range 8 West W.M.; containing 5.71 acres, more or less.

Beginning at a Brass Cap marking the East one-sixteenth corner of Section 36, Township 25 South, Range 8 West W.M. from which the Southeast corner of said Section 36 bears S 89°15'09" E 1324.11 feet; thence N 0°15'10" E along the center line of the Southeast one-quarter of said Section 36, 604.22 feet to a 1/2" iron rod; thence leaving said center line S 79°22'33" E 338.25 feet to a 1/2" iron rod on the Westerly R/W line of County Road No. 6; thence along said Westerly R/W line the following courses and distances: S 0°58'26" W 207.99 feet to a point; thence along an arc of a 532.96 foot radius curve right (the long chord of which bears S 15°14'15" W) 243.01 feet to a point; thence S 28° 18' W 119.07 feet to an axle on the North line of the boundary line agreement as described in Recorder's No. 69-7353, Deed Records of Douglas County, Oregon; thence N 89°11' W along said North line 211.83 feet to a 1/2" iron rod; thence leaving said North line N 0°15'10" E 0.38 feet to the Point of Beginning, situated in the Southeast one-quarter of Section 36, Township 25 South, Range 8 West W.M. and Section 1, Township 26 South, Range 8 West W.M.

ALSO: Beginning at a point in the center of Hubbard Creek from which the Southeast corner of Section 36, Township 25 South, Range 8 West W.M., bears South 25.0 feet and S 89° 15'09" E 779.53 feet; thence along the center line of Hubbard Creek the following courses and distances: N 25°50' E 81.09 feet and N 13°01'27" E 98.39 feet and N 1°58'43" W 140.06 feet and N 27°44'48" W 173.60 feet and N 1°44' E 148.66 feet and N 53°30' E 56.42 feet; thence leaving the center of said Hubbard Creek N 24°56'12" W 118.51 feet to a 1/2" iron rod on the Easterly R/W line of County Road No. 6; thence along the Easterly R/W line of said County Road the following courses and distances: along an arc of a 393.09 foot radius curve right (the long chord of which bears S 40°19' W) 10.44 feet to a point; thence S 41°04'40" W 49.02 feet to a point; thence along an arc of a 251.48 foot radius curve left (the long chord of which bears S 21°37'35" W) 170.75 feet to a point; thence S 2°10'30" W 238.49 feet to a 1/2" iron rod; thence leaving the Easterly R/W line of said County Road, S 0°40'55" E 113.42 feet to a 1/2" iron rod; thence S 10°41' W 126.41 feet to a 1/2" iron rod; thence S 8°05' E 74.29 feet to a 1/2" iron rod; thence S 89°15'09" E 149.66 feet to the Point of Beginning, situated in the Southeast one-quarter of Section 36, Township 25 South, Range 8 West W.M.; containing a total of 6.51 acres, more or less, in both descriptions.

PARCEL NO. 3

REMAINING PARCEL: 14.99± ACRES IN SECTION 36, T.25S., R.8W. AND Gov't. Lot 4 of SECTION 31, T25S., R.7W., WM.

APPROVALS:

Keith L. Cubic 4/25/77
Planning Commission Date

Francis L. Ingram 4-28-77
County Surveyor Date

659 77-7838
APR 23 1977
12:01 P
3
Minor land
DORIS L. WATSWORTH
Maryd Seal

BR 3-19
15-5