

# MINOR LAND PARTITION IN SECTION 17, T.26S. R.3W. W.M.

OCTOBER 1977 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA  
NOT REMOVE FROM OFFICE

FILED ✓  
RECEIVED MLU

OCT 25 1977

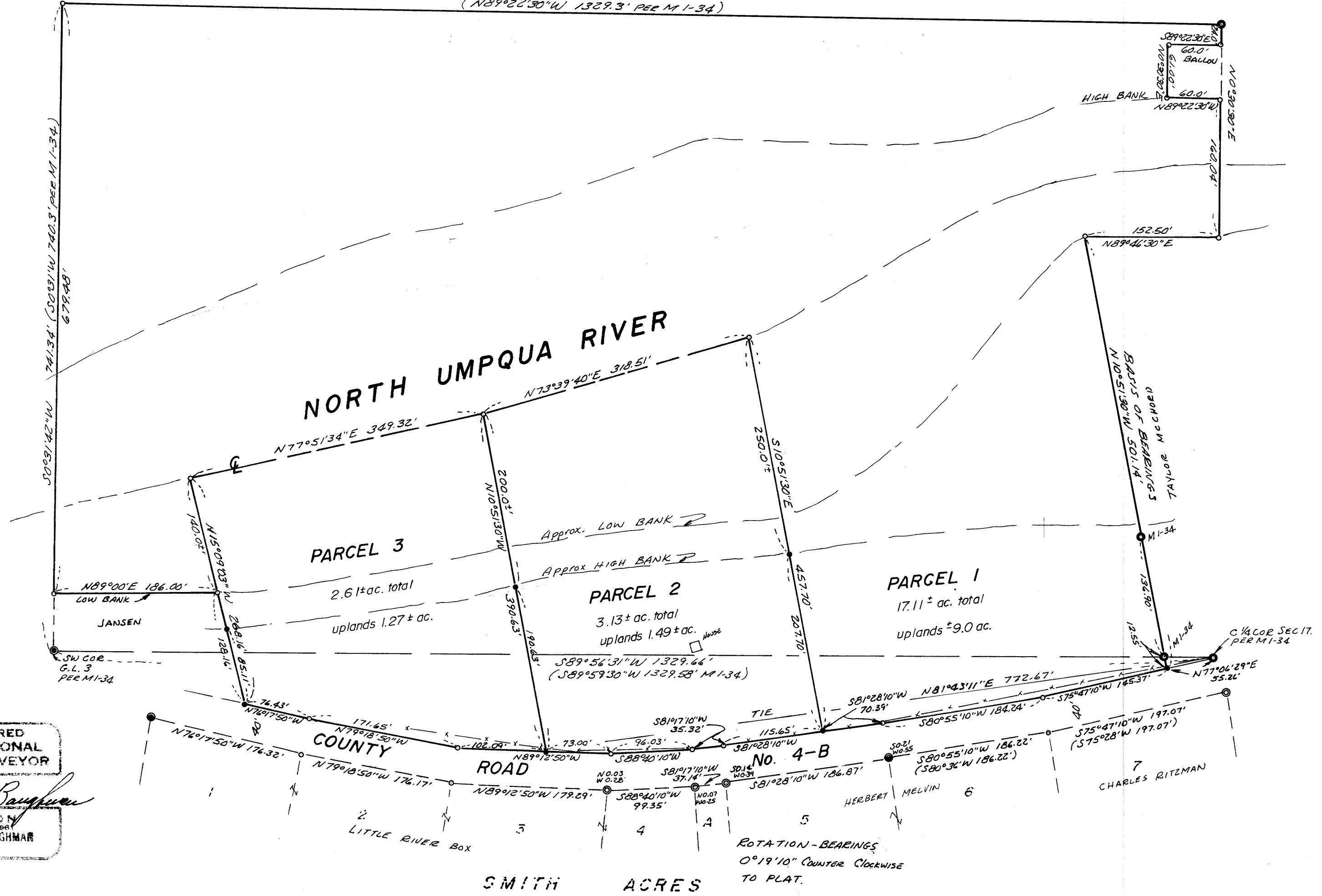
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

\*\*NOTE: Parcel No. 3 does not have septic site evaluation at this time.

### LEGEND

- — Not found or set
- — Set 1/2" iron rod
- ⊙ — Found 5/8" iron rod
- ⊙ — Found 3/4" iron pipe
- ⊙ — Found 3/4" iron rod
- ⊙ — Found 1 1/2" iron pipe

PHIL STRADER  
(N89°22'30"W 1329.3' PER M1-34)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Glenn S. Baughman*  
OREGON  
JULY 14, 1961  
GLENN S. BAUGHMAN  
516

ROTATION-BEARINGS  
0°19'10" COUNTER CLOCKWISE  
TO PLAT.

SMITH ACRES

SHEET 1 OF 2

6130.0000(27)

MAP FILE M67-24A

MAP FILE M67-24A

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# MINOR LAND PARTITION IN SECTION 17, T.26S.R.3W.W.M.

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:

James R. Finlay  
1432 Virginia Court  
Roseburg, OR 97470  
672-1709

APPROVALS:

Keith L. Cubic  
Planning Commission

10/24/77  
Date

Francis L. Ingram  
County Surveyor

10-25-77  
Date

NUMBER OF LOTS: 3

WATER SUPPLY: Glide Water Assoc.

SEWAGE: Sub-surface \*\* (See Note Below)

MAP PREPARED BY: C & G Engineering, Inc.  
P.O. Box 222,  
Roseburg, OR 97470  
672-5971

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Glenn S. Baughman  
OREGON  
JULY 14, 1981  
GLENN S. BAUGHMAN  
536

**\*\*Note:**

Parcel No. 3 does not have  
septic site evaluation at  
this time.

DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod on the Northerly R/W line of County Road No. 4-B from which the center one-quarter corner of Section 17, Township 26 South, Range 3 West W.M., bears N 77°06'29" E 55.26 feet; thence N 10°51'30" W along the West boundary of the Taylor McCord lands 501.14 feet to a point on the low bank of the North Umpqua River; thence N 89°46'30" E along said low bank 152.50 feet to a point; thence N 0°30'30" E 160.04 feet to a point on the Southern boundary of the Ballou lands as recorded in Recorder's No. 230529, Deed Records of Douglas County, Oregon, on the North line of the North Umpqua River; thence along the North line of said river, on the Southerly boundary of said Ballou lands N 89°22'30" W 60.00 feet to a point; thence leaving said river and southerly boundary of Ballou lands, N 0°30'30" E along the Ballou lands 61.00 feet to a point; thence continuing along said Ballou lands S 89°22'30" E 60.00 feet to a point; thence N 0°30'30" E 24.00 feet to a 3/4" iron rod on the North line of Lot 3 of said Section 17; thence N 89°22'30" W along the North line of said Lot 3 1329.30 feet to a point; thence S 0°31'42" W along the West line of said Lot 3 679.48 feet to a point on the North line of the lands described in Recorder's No. 280375, Deed Records of Douglas County, Oregon; thence N 89°00' E along the lands described in said Recorder's No. 280375 186.00 feet to a point; thence leaving the lands described in said Recorder's No. 280375, N 15°09'03" W 140.00 feet to a point in the center of the North Umpqua River; thence along the center of said river N 77°51'34" E 349.32 feet and N 73°39'40" E 318.51 feet to a point; thence leaving said river, S 10°51'30" E 457.70 feet to a 1/2" iron rod on the Northerly R/W line of said County Road No. 4-B; thence along said Northerly R/W line N 81°28'10" E 70.39 feet and N 80°55'10" E 184.24 feet and N 75°47'10" E 145.37 feet to the Point of Beginning, situated in Section 17, Township 26 South, Range 3 West W.M., containing 17.11 acres, more or less.

PARCEL #2

Beginning at a 1/2" iron rod on the Northerly R/W line of County Road No. 4-B, from which the center one-quarter corner of Section 17, Township 26 South, Range 3 West W.M., bears N 81°43'11" E 772.67 feet; thence N 10°51'30" W 390.63 feet to a point in the center of the North Umpqua River; thence N 73°39'40" E along the center of said river 318.51 feet to a point; thence leaving said river S 10°51'30" E 457.70 feet to a 1/2" iron rod on the Northerly R/W line of the aforementioned county road; thence along said Northerly R/W line S 81°28'10" W 115.65 feet and S 81°17'10" W 35.32 feet and S 88°40'10" W 96.03 feet and N 89°12'50" W 73.00 feet to the Point of Beginning, situated in Section 17, Township 26 South, Range 3 West W.M., containing 3.13 acres, more or less.

PARCEL #3

Beginning at a 1/2" iron rod on the Northerly R/W line of County Road No. 4-B, from which the center one-quarter corner of Section 17, Township 26 South, Range 3 West W.M., bears N 81°43'11" E 772.67 feet; thence along said Northerly R/W line N 89°12'50" W 102.09 feet and N 79°18'50" W 171.65 feet and N 76°17'50" W 76.43 feet to a 1/2" iron rod; thence leaving said Northerly R/W line N 15°09'03" W along the Jansen lands as described in Recorder's No. 280375, Deed Records of Douglas County, Oregon, 128.16 feet to the Northeast corner thereof; thence leaving said Jansen lands N 15°09'03" W 140.00 feet to a point in the center of the North Umpqua River; thence along the center of said river N 77°51'34" E 349.32 feet to a point; thence leaving said river S 10°51'30" E 390.63 feet to the Point of Beginning, situated in Section 17, Township 26 South, Range 3 West W.M., containing 2.61 acres, more or less.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

BY Mary J. Seal  
DEPUTY  
NO. 27-2701 FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS