

Book 3 Page 100 B

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

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

OCTOBER 1977

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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