

MINOR LAND PARTITION IN SECTION 24, T.26S.R.4W.W.M.

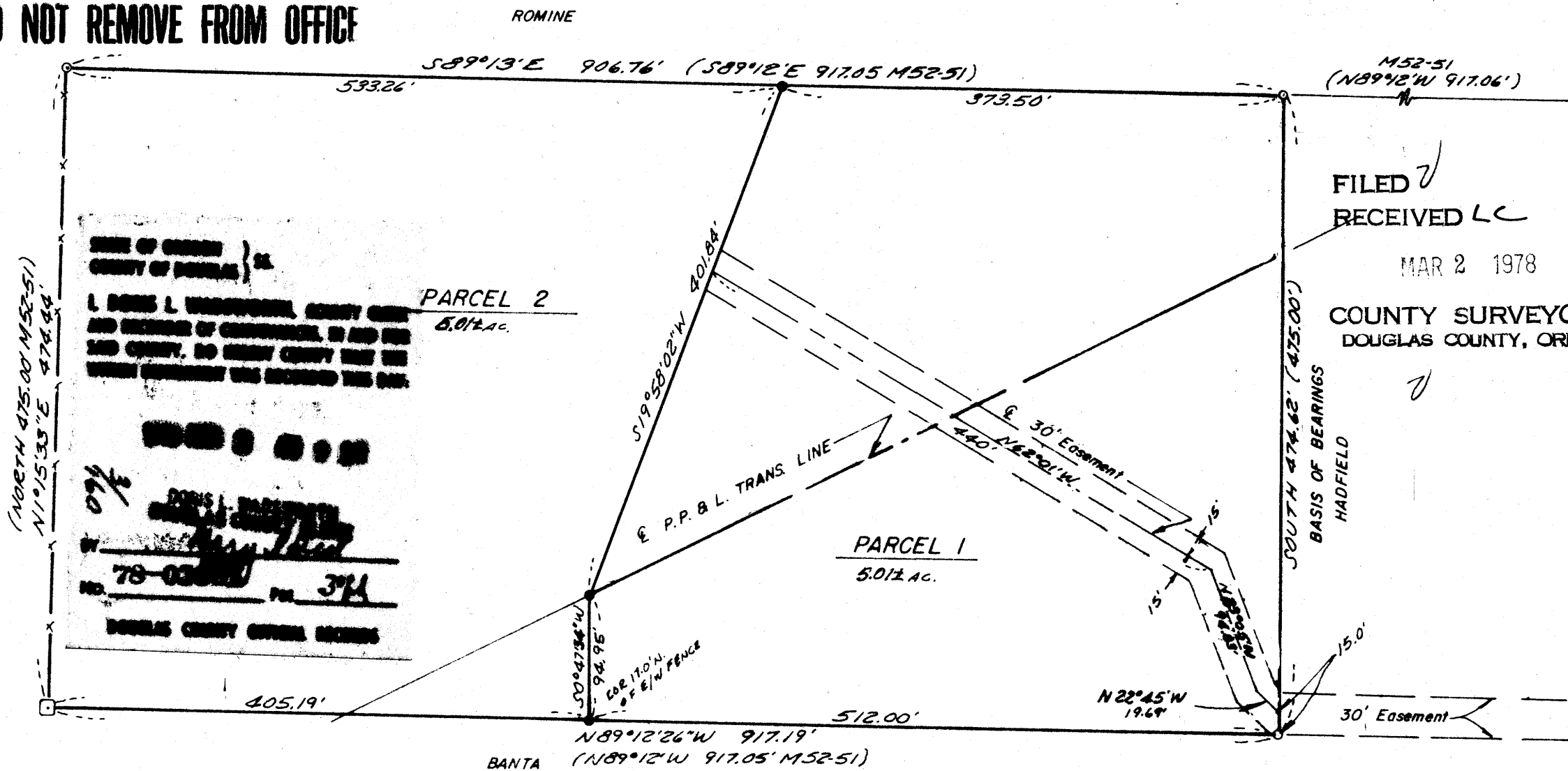
FEBRUARY 1978 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LEGEND

- — Set 1/2" iron rod
- — Found 5/8" iron rod
- — Fence corner

SW cor. DLC No. 42
T.26S. R.3W. W.M.
(per R.H.GEE survey
M52-51-C.S.O.)



FILED
RECEIVED LC

MAR 2 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:
Forrest O. & Wanda L. Ballard
279 Swanee Lane
Glide, OR 97443
496-0254

WATER SUPPLY:

Glide Water Association

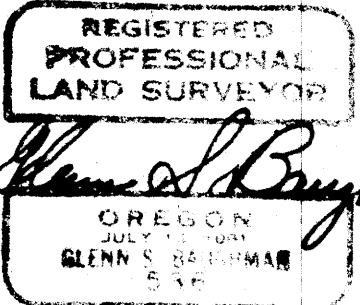
SEWAGE:

Sub-Surface

MAP PREPARED BY:

Baughman Technical Serv., Inc.
P. O. Box 222, Roseburg, OR 97470
672-5971 or 673-0966

NUMBER OF LOTS: 2



PARCEL # 1

The following described real property in Section 24, T. 26 S., R. 4 W., W.M., Douglas County, Oregon: Beginning at the Southwest Corner of the Thomas Shrum Donation Land Claim No. 42, in T. 26 S., R. 3 W., W.M., (the location of said Southwest Corner of Donation Land Claim No. 42 is, as shown, on a survey by R.H. Gee, filed March 1, 1974, in the Douglas County Surveyor's Office, M 52-51), thence S 59°36'32" W 1,353.29 feet and N 89°12' W 917.06 feet to a 5/8" Iron Rod, being the True Point of Beginning; thence N 89°13' W along the south line of those lands described in Volume 289, Page 627, Deed Records of Douglas County, Oregon, 373.50 feet to a 1/2" Iron Rod; thence leaving said south line, S 19°58'02" W 401.84 feet to a 1/2" Iron Rod; thence S 0°47'34" W 94.95 feet to a 1/2" Iron Rod on the north line of lands described in Volume 144, Page 242, Deed Records of Douglas County, Oregon; thence S 89°12'26" E along said north line, 512.00 feet to a 5/8" Iron Rod; thence leaving said north line, NORTH 474.62 feet to the True Point of Beginning, situated in Section 24, T. 26 S., R. 4 W., W.M., containing 5.01 acres, more or less.

SUBJECT TO A 30 foot non-exclusive right-of-way being 15 feet on each side of the following described centerline: Beginning at a point, from which the aforementioned Southwest Corner of Donation Land Claim No. 42, bears NORTH 459.62 feet and S 89°12' E 917.06 feet and N 59°36'32" E 1,353.29 feet; thence along said centerline N 22°45' W 19.69 feet and N 23°05' W 94.83 feet and N 62°01' W 440 feet and end of said easement, situated in Section 24, T.26S., R.4W., W.M.

TOGETHER WITH A non-exclusive right-of-way over the Southerly 30 feet of the remainder of the parcel described in deed to Arthur W. Swanson and wife, Recorder's No. 72-3633, Records of Douglas County, Oregon.

PARCEL # 2

The following described real property in Section 24, T. 26 S., R. 4 W., W.M., Douglas County, Oregon: Beginning at the Southwest Corner of the Thomas Shrum Donation Land Claim No. 42, in T. 26 S., R. 3 W., W.M., (the location of said Southwest Corner of Donation Land Claim No. 42 is, as shown, on a survey by R.H. Gee, filed March 1, 1974, in the Douglas County Surveyor's Office, M 52-51), thence S 59°36'32" W 1,353.29 feet and N 89°12' W 917.06 feet to a 5/8" Iron Rod; thence N 89°13' W 373.50 feet to a 1/2" Iron Rod being the True Point of Beginning; thence N 89°13' W along the south line of those lands described in Volume 289, Page 627, Deed Records of Douglas County, Oregon, 533.26 feet to a 5/8" Iron Rod on the east line of a parcel described in Volume 106, Page 253, Deed Records of Douglas County, Oregon; thence S 1°15'33" W along said east line 474.44 feet to a fence corner, being the Northwest Corner of the lands described in Volume 144, Page 242, Deed Records of Douglas County, Oregon; thence along the North line of said lands, N 89°12'26" W 405.19 feet to a 1/2" Iron Rod; thence leaving said north line N 0°47'34" E 94.95 feet to a 1/2" Iron Rod; thence N 19°58'02" E 401.84 feet to the True Point of Beginning, situated in Section 24, T. 26 S., R. 4 W., W.M., containing 5.01 acres, more or less.

TOGETHER WITH A 30 foot non-exclusive right-of-way being 15 feet on each side of the following described centerline: Beginning at a point from which the aforementioned Southwest Corner of Donation Land Claim No. 42, bears NORTH 459.62 feet and S 89°12' E 917.06 feet and N 59°36'32" E 1,353.29 feet; thence along said centerline N 22°45' W 19.69 feet and N 23°05' W 94.83 feet and N 62°01' W 440 feet and end of said easement, situated in Section 24, T. 26 S., R. 4 W., W.M.

ALSO, TOGETHER WITH A non-exclusive right-of-way over the Southerly 30 feet of the remainder of the parcel described in deed to Arthur W. Swanson and wife, Recorder's No. 72-3633, Records of Douglas County, Oregon.

APPROVALS:

Keith L. Cubic
Planning Commission

2/27/78
Date

Mary L. Langley DEPUTY 3-2-78
County Surveyor Date