

# MINOR LAND PARTITION

in Sec. 21, T. 26 S., R. 6 W., W.M.

a partitioning of Lot 1, MLP vol. 2 page 176 Douglas County Deed Records

## EUGENE J. ROEPPE

owner & partitioner RT. 3 BOX 1383  
ROSEBURG, OREGON

FILED 2  
RECEIVED L.C.

APR 17 1978

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

water supply - uapqua basin  
sewage disposal - septic

### 2 Parcels

NO.	CHORD		ARC	RADIUS
	BEARING	DISTANCE		
①	S 68° 04' 00" W	84.50	90.72	70.00
	(N 68° 03' 55" E)	(84.69)	(90.95)	
②	N 68° 00' 10" E	157.09	168.68	130.00
	(S 68° 03' 55" W)	(157.28)	(168.91)	
③	S 68° 17' 40" W	156.39	167.80	130.00
	(S 68° 16' 27" W)	(156.52)	(167.97)	
④	N 68° 25' 10" E	84.38	90.56	70.00
	(N 68° 16' 27" E)	(84.28)	(90.44)	
⑤	S 02° 00' 00" E	142.53	150.86	130.00
	(S 02° 00' 10" W)	(142.60)	(150.94)	
⑥	N 01° 57' 40" W	77.10	81.65	70.00
	(N 02° 00' 10" W)	(76.79)	(81.28)	

### LEGEND

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD PER M59-52
- ⊗ FOUND 1/2" IRON ROD } 5/8" IRON ROD
- ⊗ FOUND 3/4" IRON ROD } RECORD PER M 59-52
- FOUND 1" IRON PIPE PER C.S. 51/289
- ( ) RECORD COURSE PER MLP V.2 P.176
- [ ] TIE TO MONUMENT FOUND
- ↔ EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 77-17533, DOUGLAS COUNTY DEED RECORDS

### PARCEL DESCRIPTIONS

#### Parcel 1

A parcel of land situated in Section 21, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the westerly line of the lands conveyed to Charles Voytilla by deed recorded in Volume 137, Page 427, Deed Records of Douglas County Oregon, from which the South 1/4 Corner of the above said Section 21 bears S01°00'39"W 225.50 feet and S0°50'34"E 2253.09 feet; thence running N89°55'20"W 345.36 feet to a 5/8" iron rod; thence N31°14'30"E 139.26 feet to a 5/8" iron rod; thence 150.86 feet along the arc of a 130.00 foot radius curve to the left (the long chord of which bears N02°00'00"W 142.53 feet) to a 5/8" iron rod; thence N03°15'10"W 760.58 feet to a 5/8" iron rod; thence N88°07'50"E 339.65 feet to a 5/8" iron rod which is S01°00'40"W 20.10 feet from the 1" iron pipe at the Northwest Corner of the said Charles Voytilla land; thence along the westerly line of the said Charles Voytilla land S01°00'39"W 1032.58 feet to the point of beginning and containing 7.17 acres of land, more or less.

Together with a non-exclusive easement for ingress and egress as shown on the Minor Land Partition Map and as recorded in instrument no. 77-17533 Douglas County Deed Records.

Together with and subject to protective covenants and easement provisions now of record. Subject to right-of-way to the California Oregon Power Company.

#### Parcel 2

A parcel of land situated in Section 21, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, described as follows:

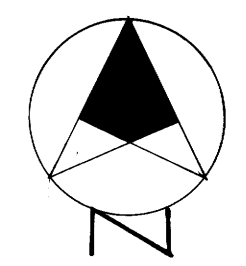
Beginning at a 5/8" iron rod from which the South 1/4 Corner of the above said Section 21 bears S89°55'20"E 345.36 feet and S01°00'39"W 225.50 feet and S0°50'34"E 2253.09 feet; thence running S31°20'W 48.25 feet to a 5/8" iron rod; thence 167.80 feet along the arc of a 130.00 foot radius curve to the right (the long chord of which bears S68°17'40"W 156.39 feet) to a 5/8" iron rod; thence N74°52'W 49.92 feet to a 5/8" iron rod; thence 90.72 feet along the arc of a 70.00 foot radius curve to the left (the long chord of which bears S68°04'00"W 84.50 feet) to a 5/8" iron rod; thence S30°43'W 9.03 feet to a 5/8" iron rod on the northerly right-of-way of Arcadia Drive; thence along the northerly right-of-way of Arcadia Drive N59°17'W 59.79 feet to a 5/8" iron rod; thence leaving the northerly right-of-way of Arcadia Drive N30°43'E 9.03 feet to a 5/8" iron rod; thence 168.68 feet along the arc of a 130.00 radius curve to the right (the long chord of which bears N68°00'10"E 157.09 feet) to a 5/8" iron rod; thence S74°51'E 49.78 feet to a 1/2" iron rod; thence 90.56 feet along the arc of a 70.00 foot radius curve to the left (the long chord of which bears N68°25'10"E 84.38 feet) to a 5/8" iron rod; thence N31°15'50"E 187.47 feet to a 5/8" iron rod; thence 81.65 feet along the arc of a 70.00 foot radius curve to the left (the long chord of which bears N01°57'40"W 77.10 feet) to a 3/4" iron rod; thence N63°51'40"W 367.21 feet to a 5/8" iron rod; thence N00°23'00"W 620.89 feet to a 5/8" iron rod; thence N88°07'50"E 339.65 feet to a 5/8" iron rod; thence S03°15'10"E 760.58 feet to a 5/8" iron rod; thence 150.86 feet along the arc of a 130.00 foot radius curve to the right (the long chord of which bears S02°00'00"E 142.53 feet) to a 5/8" iron rod; thence S31°14'30"W 139.26 feet to the point of beginning, and containing 6.72 acres of land, more or less.

Subject to and together with a non-exclusive easement for ingress and egress as shown on the Minor Land Partition Map and as recorded in instrument no. 77-17533 Douglas County Deed Records. Together with and subject to Protective Covenants and Easement Provisions now of record. Subject to right-of-way to the California Oregon Power Company.

Keith L. Cubie 4/12/78  
Douglas County Planning Comm. Date

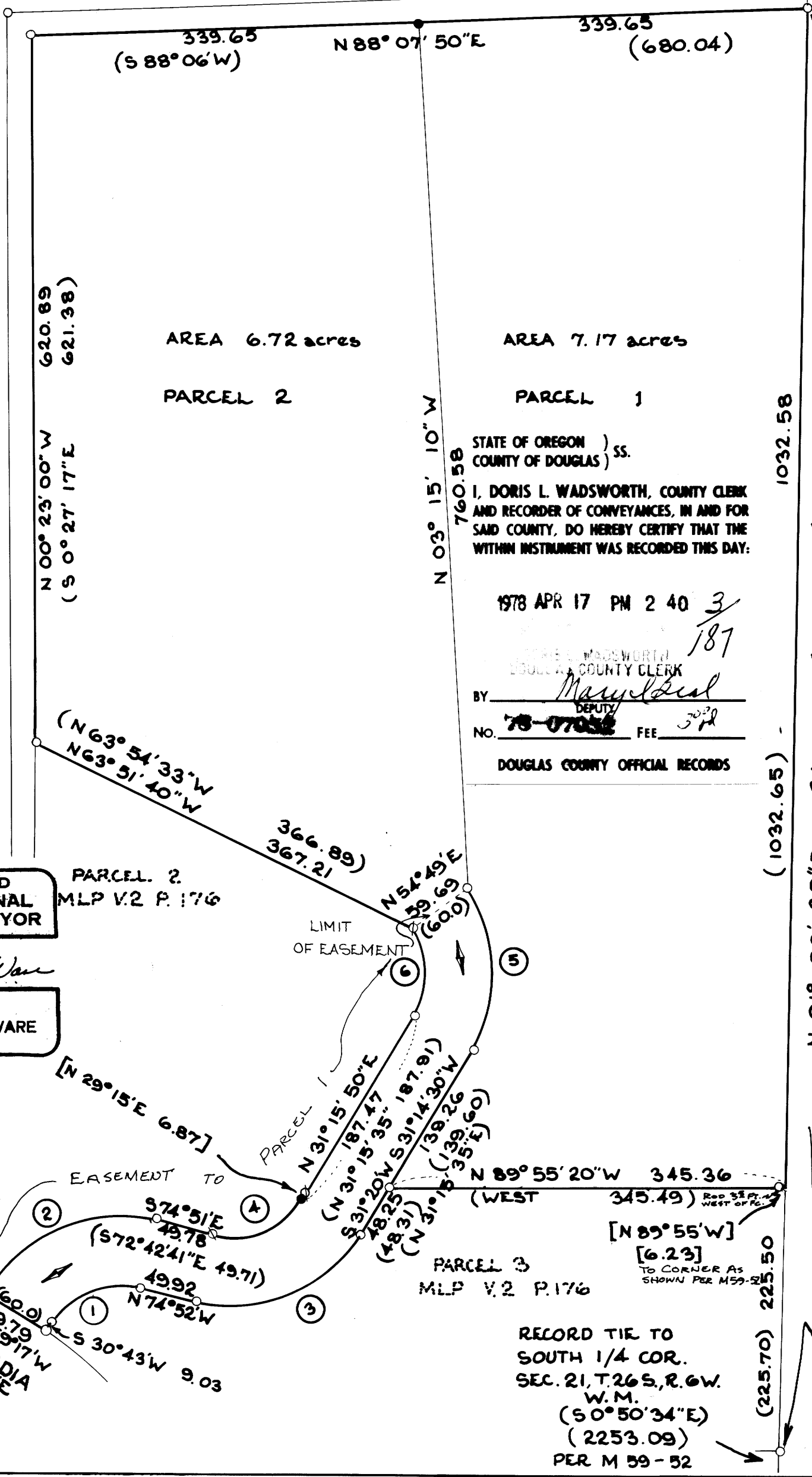
Francis L. Ingram 4-17-78  
Douglas County Surveyor Date

**BHW ENG. & SURVEYING**  
1205 SE. COURT  
ROSEBURG, OREGON  
673-0165



SCALE 1" = 100'  
APRIL 1978

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



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:

1978 APR 17 PM 2 40 3

DORIS L. WADSWORTH  
COUNTY CLERK  
BY Mary Beal  
DEPUTY  
No. 78-07052 FEE 5.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romans E. Ware  
OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

PARCEL 2  
MLP V.2 P.176

PARCEL 3  
MLP V.2 P.176

RECORD TIE TO  
SOUTH 1/4 COR.  
SEC. 21, T. 26 S., R. 6 W.  
W. M.  
(S 0° 50' 34" E)  
(2253.09)  
PER M 59-52

MAP FILE M69-47

MAP FILE M69-47