

MINOR LAND PARTITION

Sec. 13, T. 29 S., R. 5 W., W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED ✓
RECEIVED LC

MAY 4 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
M

owners & partitioners ~ PARCEL 1 Rodney V. & Sanita A. Maddux PARCELS 2 & 3 Rex & Rose Maddux

water supply ~ wells

sewage disposal ~ septic note: parcel 3 does not have septic site approval

3 parcels

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" X 24" IRON BAR FROM WHICH THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM NUMBER 48 BEARS SOUTH 89°-01'-20" EAST 643.44 FEET; THENCE SOUTH 01°-28'-50" WEST 1412.55 FEET TO A 5/8" X 24" IRON BAR WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 74°-12'-00" WEST 334.17 FEET TO A 5/8" X 24" IRON BAR AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01°-25'-30" EAST 464.24 FEET TO A 3/4" IRON ROD; THENCE SOUTH 89°-38'-00" EAST 312.00 FEET TO A 3/4" IRON ROD; THENCE SOUTH 01°-29'-50" WEST 373.44 FEET TO A 3/4" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF THE COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 74°-12'-00" WEST 326.11 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 3.0 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT, 25 FEET WIDE FOR INGRESS AND EGRESS AND FOR WATER PIPELINE AS SHOWN ON THE MINOR LAND PARTITION MAP.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD WHICH BEARS NORTH 89°-01'-20" WEST 643.44 FEET AND SOUTH 01°-28'-50" WEST 407.93 FEET FROM THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM NUMBER 48; THENCE RUNNING SOUTH 01°-28'-50" WEST 1004.62 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NUMBER 15; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 74°-12'-00" WEST 8.06 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01°-29'-50" EAST 373.44 FEET TO A 3/4" IRON ROD; THENCE NORTH 89°-38'-00" WEST 312.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 01°-25'-30" EAST 637.07 FEET TO A 3/4" IRON ROD; THENCE SOUTH 88°-58'-50" EAST 320.16 FEET TO THE POINT OF BEGINNING. CONTAINING 4.72 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT, 25 FEET WIDE FOR INGRESS AND EGRESS AND FOR WATER PIPELINE AS SHOWN ON THE MINOR LAND PARTITION MAP.

PARCEL 3.

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 89°-01'-20" WEST 643.44 FEET FROM THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM NUMBER 48; THENCE RUNNING SOUTH 01°-28'-50" WEST 407.93 FEET TO A 3/4" IRON ROD; THENCE NORTH 88°-58'-50" WEST 320.16 FEET TO A 3/4" IRON ROD; THENCE NORTH 01°-25'-30" EAST 407.92 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°-58'-50" EAST 320.56 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT, 25 FEET WIDE, FOR INGRESS AND EGRESS AND FOR WATER PIPELINE AS SHOWN ON THE MINOR LAND PARTITION MAP.

EASEMENT DESCRIPTION

AN EASEMENT, 25 FEET WIDE, FOR INGRESS AND EGRESS AND FOR WATER PIPELINE SITUATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD WHICH BEARS NORTH 89°-01'-20" WEST 643.44 FEET AND SOUTH 01°-28'-50" WEST 407.93 FEET FROM THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM NUMBER 48; THENCE RUNNING SOUTH 01°-28'-50" WEST 1004.62 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NUMBER 15; THENCE SOUTH 74°-12'-00" WEST 8.06 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 74°-12'-00" WEST 18.13 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01°-28'-50" EAST 1012.20 FEET TO A POINT; THENCE SOUTH 88°-58'-50" EAST 25.00 FEET TO THE POINT OF BEGINNING.

REGISTERED
OREGON
LAND SURVEYOR

WILLIAM J. RUPPERT
JULY 12, 1968
866

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:

UMPUQUA SURVEYING COMPANY

626 Division St. Myrtle Creek, Oregon. 863-5201

16 MARCH 1978

1978 MAY 5 PM 2 42 3/198

DORIS L. WADSWORTH
COUNTY CLERK
BY: Mary L Seal
DEPUTY
No. 18-15758 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS

Keith L. Aubio 5/2/78
PLANNING COMMISSION DATE

Gary L. Langlit 5-2-78
DEPUTY COUNTY SURVEYOR DATE

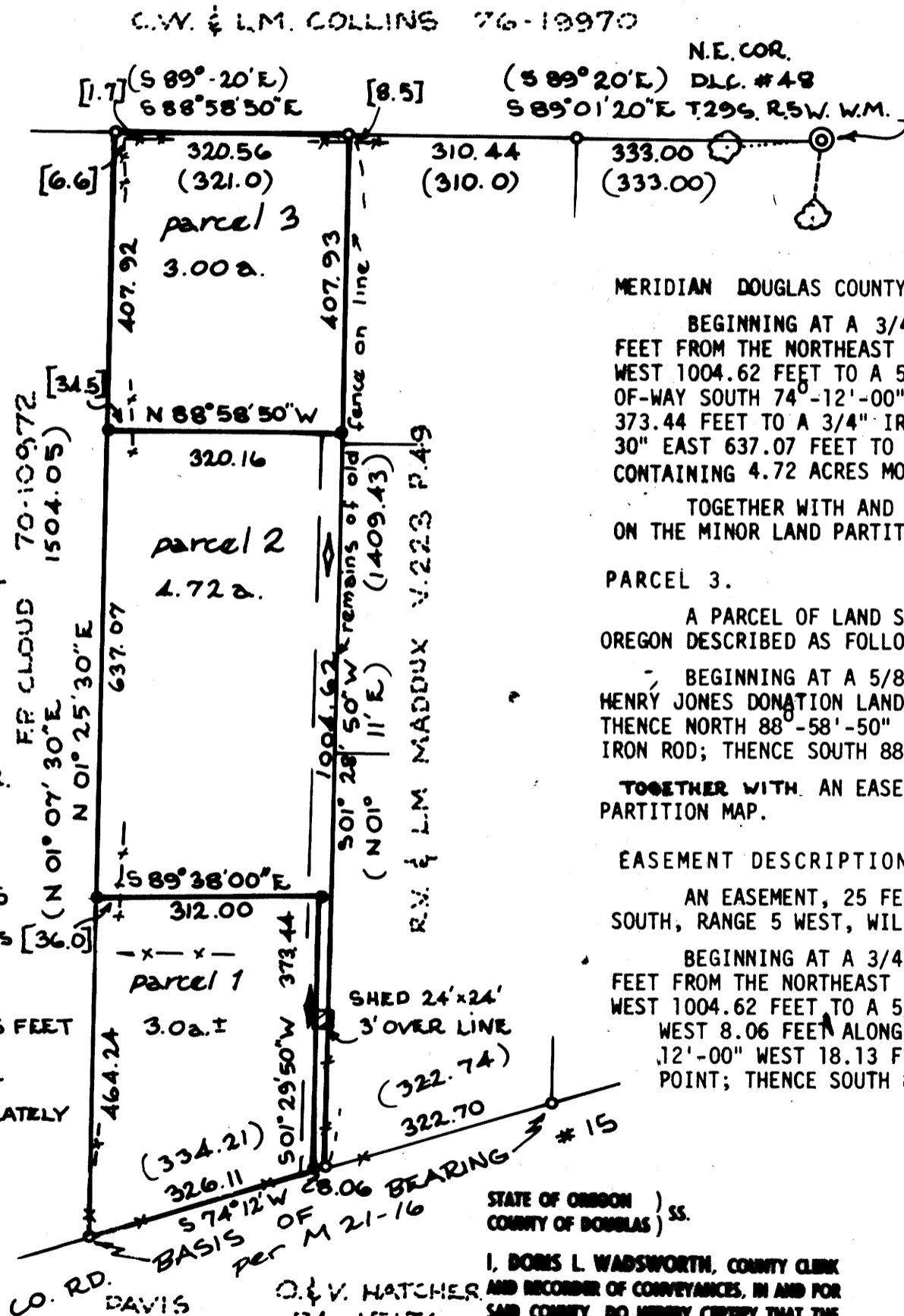
BASIS OF BEARING M 21-16



SCALE 1" = 200'

LEGEND

- SET 3/4" IRON ROD
- FOUND 5/8" IRON ROD PER DEEDS
- ⊙ N.E. COR. D.L.C. #48 N 52°42'E 2.56 FEET FROM 1 1/2" IRON PIPE FOUND PER M 21-16 BUT DISTURBED BY SLUMP.
- ⊙ B.T.'S FOUND 24" B. OAK SCAR VIS. N 86°40'E 131.0 TO COR. 18" W. OAK SCAR VIS. N 07°30'E 102.1 TO COR.
- [] DISTANCE TO FENCE
- () RECORD COURSE PER M 21-16 & DEEDS
- ◀ EASEMENT FOR INGRESS & EGRESS AND FOR WATER PIPELINE. EASEMENT WIDTH 25 FEET
- ◀ PORTION OF EASEMENT TO BE GRANTED SEPARATELY



99 167W