

MINOR LAND PARTITION
Sec. 13, T. 29 S., R. 5 W., W.M.

FILED ✓
RECEIVED LC
MAY 4 1978
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
Mh

owners & partitioners - Ralph V & Lena M. Maddux
water supply - wells
sewage disposal - septic note: parcels 2 & 3 do not
3 parcels have septic site approval

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:

C.W. & L.M. COLLINS 76-19970

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" IRON ROD WHICH BEARS NORTH 89°-01'-
20" WEST 643.44 FEET AND SOUTH 01°-28'-50" WEST 1412.55 FEET
FROM THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM
NUMBER 48; THENCE RUNNING NORTH 01°-28'-50" EAST 568.61 FEET TO A 3/4" IRON ROD; THENCE SOUTH
89°-01'-20" EAST 308.98 FEET TO A 3/4" IRON ROD; THENCE SOUTH 01°-34'-50" WEST 475.46 FEET TO
A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD #15; THENCE ALONG SAID NORTHERLY
RIGHT-OF-WAY SOUTH 74°-12'-00" WEST 322.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.69
ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS AND FOR WATER
PIPELINE ALONG THE WESTERLY 25 FEET OF THE PARCEL.

PARCEL 2.

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLA-
METTE 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 421.46 FEET FROM THE NORTHEAST CORNER OF THE HENRY JONES DONA-
TION LAND CLAIM NUMBER 48; THENCE RUNNING SOUTH 89°-01'-20" EAST 309.71 FEET TO A 3/4"
IRON ROD; THENCE SOUTH 01°-34'-50" WEST 422.47 FEET TO A 3/4" IRON ROD; THENCE NORTH
89°-01'-20" WEST 308.98 FEET TO A 3/4" IRON ROD; THENCE NORTH 01°-28'-50" EAST 422.46
FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS AND
FOR WATER PIPELINE ALONG THE WESTERLY 25 FEET OF THE PARCEL.

PARCEL 3.

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

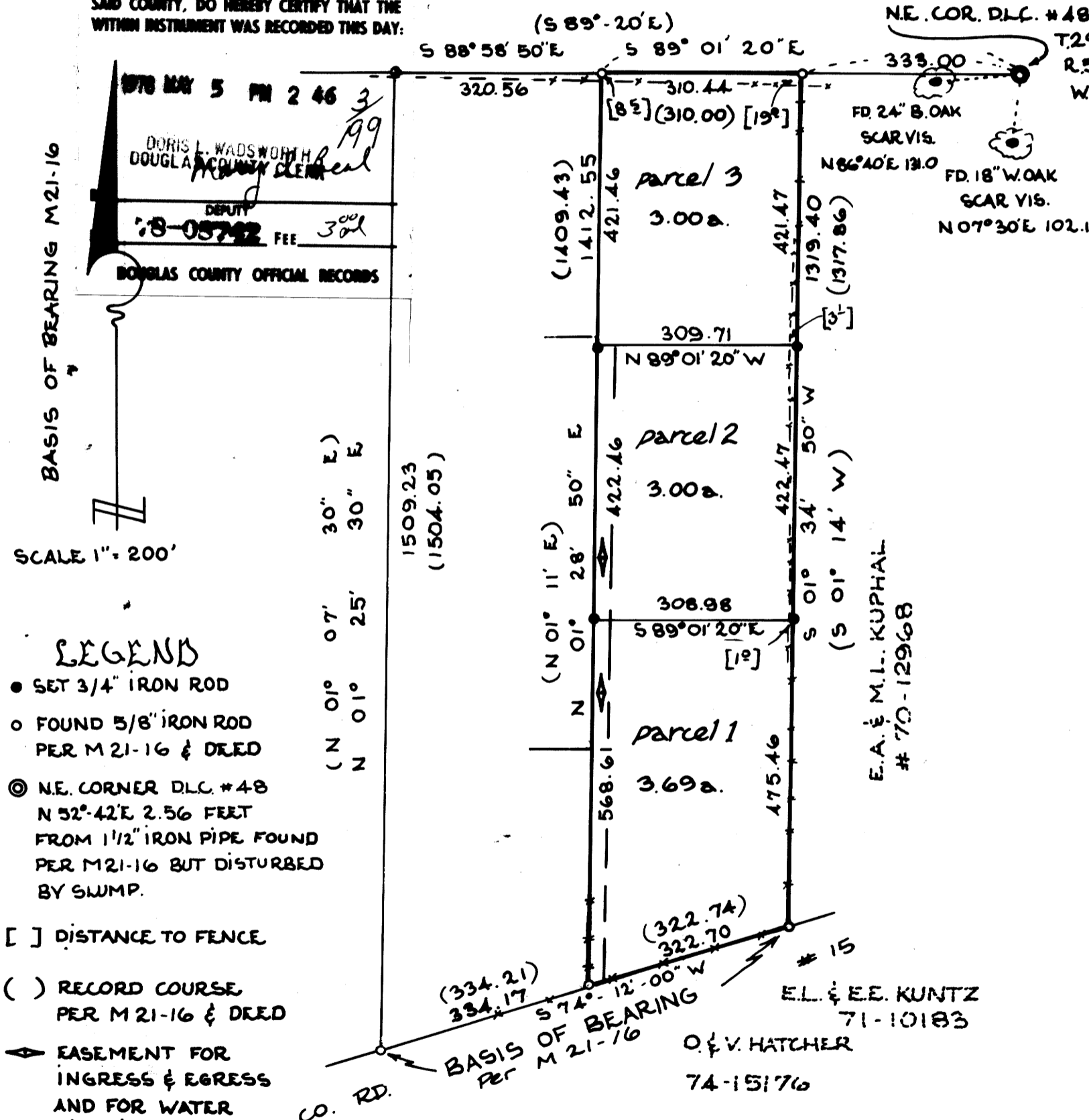
BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 89°-01'-20" WEST 333.00 FEET FROM
THE NORTHEAST CORNER OF THE HENRY JONES DONATION LAND CLAIM NUMBER 48; THENCE RUNNING
SOUTH 01°-34'-50" WEST 421.47 FEET TO A 3/4" IRON ROD; THENCE NORTH 89°-01'-20" WEST
309.71 FEET TO A 3/4" IRON ROD; THENCE NORTH 01°-28'-50" EAST 421.46 FEET TO A 5/8"
IRON ROD; THENCE SOUTH 89°-01'-20" EAST 310.44 FEET TO THE POINT OF BEGINNING. CONTAIN-
ING 3.00 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS AND FOR WATER PIPE-
LINE 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 421.46 FEET FROM THE NORTHEAST CORNER OF THE HENRY JONES
DONATION LAND CLAIM NUMBER 48; THENCE RUNNING SOUTH 89°-01'-20" EAST 25.00 FEET TO A
POINT; THENCE SOUTH 01°-28'-50" WEST 983.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-
WAY OF COUNTY ROAD NUMBER 15; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 74°-12'-00"
WEST 26.18 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 01°-28'-
50" EAST 991.07 FEET TO THE POINT OF BEGINNING.



LEGEND

- SET 3/4" IRON ROD
- FOUND 5/8" IRON ROD PER M 21-16 & DEED
- ⊙ N.E. CORNER 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 SWAMP.
- [] DISTANCE TO FENCE
- () RECORD COURSE PER M 21-16 & DEED
- ◄ EASEMENT FOR INGRESS & EGRESS AND FOR WATER PIPELINE. EASEMENT WIDTH 25 FEET.

APPROVALS

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

Gary J. Langit DEPUTY 5-2-78
COUNTY SURVEYOR DATE

UMBUQUA SURVEYING COMPANY

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

14 MARCH 1978

REGISTERED
OREGON
LAND SURVEYOR

WILLIAM J. RUPPERT
JULY 12, 1968
WILLIAM J. RUPPERT
866

M 69-69 W

69-69