

MINOR LAND PARTITION

OF INST# 74-15088
IN SECTION 1 T29S R6W WM.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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JUN 6 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

nh

PARTITIONERS:

**RALPH BRACAMONTES &
GARY CARTER**

MAP & SURVEY BY
UMPQUA SURVEYING CO.
MYRTLE CREEK OR.

OWNER:

**ALTA CROALL
ROSEBURG OR.**

APRIL 1978

WATER SUPPLY: WELL OR SURFACE
SEWAGE DISPOSAL: SUBSURFACE SEPTIC
NUMBER OF LOTS: THREE (3)

NOTE: PARCEL 3
DOES NOT HAVE
SEPTIC APPROVAL



LEGEND

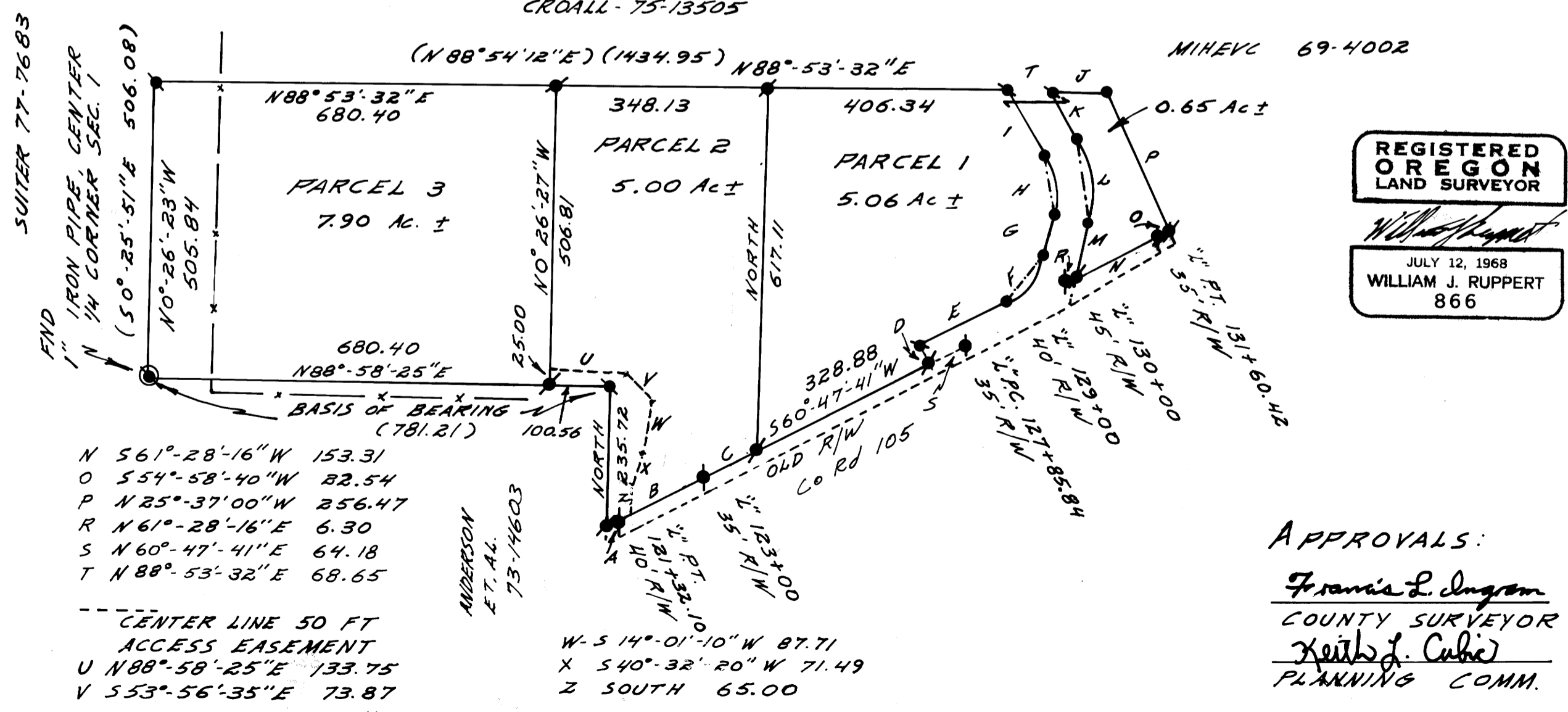
- FOUND & TIED 5/8" IRON ROD PER M53-13B
- RECORD ONLY PER M53-13B
- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD PER COUNTY ROAD DEPT. MAP NOT FILED REF. TO RD DOCKET 1037, COUNTY COURT JOURNAL VOL 49, PAGES 549 & 550
- () RECORD DIST & BEAR M53-13B

INDEX OF SHORT LINES

A	S 61°-11'-35" W	15.22 CH. & ARC	R, 1105.92 Δ 47'-18"
B	S 62°-30'-00" W	168.06	
C	S 60°-47'-41" W	93.04	
D	S 29°-04'-16" E	36.99	
E	(S 60°-55'-44" W	167.74)	
F	(S 36°-09'-52" W	100.53)	(ARC 103.73 R 120.00 Δ 49°-31'-44")
G	(S 11°-24'-00" W	61.70)	
H	(S 9°-26'-30" E	99.62)	(ARC 101.85 R 140.00 Δ 41°-41')
I	(S 30°-17'-00" E	128.22)	
J	(N 88°-54'-12" E	94.57)	
K	(N 30°-17'-00" W	94.70)	
L	(N 9°-26'-30" W	142.31)	(ARC 145.50, R 200.00, Δ 41°-41')
M	(N 11°-24'-00" E	95.30)	

CROALL-75-13505

MIHEVC 69-4002



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:

REGISTERED
OREGON
LAND SURVEYOR

WILLIAM J. RUPPERT
JULY 12, 1968
866

1978 JUN 6 PM 4 33

BY *Mary L. Deal*
DEPUTY
NO. 78-11050 FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

Francis L. Ingram
COUNTY SURVEYOR
Keith J. Cubie
PLANNING COMM.

6-6-78
DATE
5/25/78
DATE

SUITER 77-7683

MAP FILE M71-30A

M71-30A

908-117
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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JUN 6 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
78

MINOR LAND PARTITION
FOR
RALPH BRACAMONTES and GARY CARTER
IN
SECTION 1 T29S R6W W.M.
DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WHICH IS NORTH 0°-26'-23" WEST 505.84 FEET, AND NORTH 88°-53'-32" EAST (NORTH 88°-54'-12" EAST PER BOOK 581, PAGE 925, DOUGLAS COUNTY DEED RECORDS) 1028.53 FEET FROM A 1" IRON PIPE AT THE CENTER QUARTER CORNER OF SAID SECTION 1; THENCE RUNNING NORTH 88°-53'-32" EAST (NORTH 88°-54'-12" EAST PER BOOK 581, PAGE 925, DOUGLAS COUNTY DEED RECORDS) 406.34 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°-17'-00" EAST 128.22 FEET TO A 5/8" IRON ROD; THENCE 101.85 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING SOUTH 9°-26'-30" EAST 99.62 FEET TO A 5/8" IRON ROD; THENCE SOUTH 11°-24'-00" WEST 61.70 FEET TO A 5/8" IRON ROD; THENCE 103.73 FEET ALONG THE ARC OF 120.00 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING SOUTH 36°-09'-52" WEST 100.53 FEET TO A 5/8" IRON ROD; THENCE SOUTH 60°-55'-44" WEST 167.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 29°-04'-16" EAST 36.99 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NUMBER 105; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 60°-47'-41" WEST 328.88 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 617.11 FEET TO THE POINT OF BEGINNING, CONTAINING 5.06 ACRES MORE OR LESS.

ALSO BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 0°-26'-23" WEST 505.84 FEET AND NORTH 88°-53'-32" EAST 1503.52 FEET (NORTH 88°-54'-12" EAST PER BOOK 581, PAGE 925, DOUGLAS COUNTY DEED RECORDS); THENCE NORTH 88°-54'-12" EAST 94.57 FEET TO A 5/8" IRON ROD SET IN THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 69-4002 IN DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG SAID WESTERLY LINE SOUTH 25°-37' EAST 256.47 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 105; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 54°-58'-40" WEST 22.54 FEET TO A 1/2" IRON ROD; THENCE SOUTH 61°-28'-16" WEST 153.31 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 11°-24'-00" EAST 95.30 FEET TO A 5/8" IRON ROD; THENCE 145.50 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING NORTH 9°-26'-30" WEST 142.31 FEET TO A 5/8" IRON ROD; THENCE NORTH 30°-17'-00" WEST 94.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WHICH IS NORTH 88°-58'-25" EAST 680.40 FEET FROM A 1" IRON PIPE AT THE CENTER QUARTER OF SAID SECTION 1; THENCE NORTH 0°-26'-27" WEST 506.81 FEET TO A 1/2" IRON ROD; THENCE NORTH 88°-53'-32" EAST (NORTH 88°-54'-12" EAST PER BOOK 581, PAGE 925, DOUGLAS COUNTY DEED RECORDS) 348.13 FEET TO A 1/2" IRON ROD; THENCE SOUTH 617.11 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 105; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 60°-47'-41" WEST 93.04 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62°-30'-00" WEST 168.06 FEET TO A 5/8" IRON ROD; THENCE 15.22 FEET ALONG THE ARC OF A 1105.92 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING SOUTH 61°-11'-35" WEST 15.22 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 235.72 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°-58'-25" WEST 100.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER ONE-QUARTER CORNER OF THE ABOVE SAID SECTION 1; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1, NORTH 0°-26'-23" WEST 505.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°-53'-32" EAST (NORTH 88°-54'-12" EAST PER BOOK 581, PAGE 925, DOUGLAS COUNTY DEED RECORDS) 680.40 FEET TO A 1/2" IRON ROD; THENCE SOUTH 0°-26'-27" EAST 506.81 FEET TO A 1/2" IRON ROD; THENCE SOUTH 88°-58'-25" WEST 680.40 FEET TO THE POINT OF BEGINNING, CONTAINING 7.90 ACRES MORE OR LESS.

EASEMENT DESCRIPTION

THE CENTER LINE OF A 25 FOOT ACCESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 88°-58'-25" EAST 680.40 FEET AND NORTH 0°-26'-27" WEST 25.00 FEET FROM THE CENTER ONE-QUARTER OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE RUNNING NORTH 88°-58'-31" EAST 133.75 FEET; THENCE SOUTH 53°-56'-35" EAST 73.87 FEET; THENCE SOUTH 14°-01'-10" WEST 87.71 FEET; THENCE SOUTH 40°-32'-20" WEST 71.49 FEET; THENCE SOUTH 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NUMBER 105.

NOTE: CONVEYANCES FOR PARCEL TWO SHOULD BE WRITTEN SUBJECT TO THE ABOVE ACCESS EASEMENT.

CONVEYANCES FOR PARCEL THREE SHOULD BE WRITTEN TOGETHER WITH THE ABOVE ACCESS EASEMENT.

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
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