

MINOR LAND PARTITION

IN SECTION 15, T.26S. R.4W. W.M.

MAY 1978 — SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *✓*
RECEIVED LC

JUN 6 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

78

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 JUN 6 PM 3 43

BY *Mary Kate*
DEPUTY
NO. **78-1104** FEE *3.00*

DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONER:

Donna Coates Mc Daniel
1660 Whistlers Lane
Roseburg, Oregon 97470
496-3618

LEGAL OWNER:

Samuel Wallace
2030 N.W. Delridge
Roseburg, Oregon 97470
672-5287

NUMBER OF LOTS:

2

WATER SUPPLY:

River and/or Well

SEWAGE:

Subsurface

MAP PREPARED BY:

Baughman Technical Service
P. O. Box 222
Roseburg, Oregon 97470
672-5971



DESCRIPTIONS:

Parcel No. 1

Beginning at a 1/2" iron rod on the Westerly line of those lands described in Volume 446, Recorder's No. 70-5520, Records of Douglas County, Oregon, from which the one-quarter corner common to Sections 15 & 16, T. 26 S., R. 4 W.W.M., bears S 0°03'34" W 285.85 feet and S 49°07' W 2010.50 feet; thence N 0°03'34" E along said Westerly line 133.73 feet to a 1/2" iron rod; thence continuing along said Westerly line, N 6°25'38" E 215.86 feet to a 5/8" iron rod; thence continuing N 6°25'38" E 23.12 feet to the mean low water line of the North Umpqua River; thence along the mean low water line N 53°36'53" W 33.23 feet and N 61°16'39" W 228.00 feet; thence leaving said mean low water line, S 0°00'47" W 24.84 feet to a 7/8" iron rod; thence S 1°56'10" W 404.66 feet to a 1/2" iron rod; thence S 71°33'15" E 225.04 feet to the POINT OF BEGINNING, situated in Section 15, T. 26 S., R. 4 W.W.M., containing 2.04 acres, more or less.

TOGETHER WITH a 25 foot Roadway Easement described as follows: Beginning at a 3/4" iron rod from which the one-quarter corner common to Sections 15 & 16, T. 26 S., R. 4 W.W.M., bears S 49°07' W 2010.50 feet; thence N 89°51' W along the Northerly R/W line of a County Road 25.00 feet to a 1/2" iron rod; thence leaving said Northerly R/W line, N 0°03'34" E 294.13 feet to a 1/2" iron rod; thence S 71°33'15" E 26.35 feet to a 1/2" iron rod; thence S 0°03'34" W 285.85 feet to the POINT OF BEGINNING, situated in Section 15, T. 26 S., R. 4 W.W.M.

Parcel No. 2

Beginning at a 3/4" iron rod from which the one-quarter corner common to Section 15 & 16, T. 26 S., R. 4 W.W.M., bears S 49°07' W 2010.50 feet; thence N 89°51' W along the Northerly R/W line of a County Road 300.28 feet to a 7/8" iron rod; thence leaving said Northerly R/W line, N 0°03'43" E 791.48 feet to a 7/8" iron rod; thence S 86°36'05" E along the mean low water line of the North Umpqua River, 100.09 feet to a point; thence leaving said mean low water line S 0°00'47" W 24.84 feet to a 7/8" iron rod; thence S 1°56'10" W 404.66 feet to a 1/2" iron rod; thence S 71°33'15" E 225.04 feet to a 1/2" iron rod on the Westerly line of those lands described in Volume 446, Recorder's No. 70-5520, Records of Douglas County, Oregon; thence S 0°03'34" W along said Westerly line 285.85 feet to the POINT OF BEGINNING, situated in Section 15, T. 26 S., R. 4 W.W.M., containing 3.21 acres, more or less.

SUBJECT TO a 25 foot Roadway Easement described as follows: Beginning at a 3/4" iron rod from which the one-quarter corner common to Sections 15 & 16, T. 26 S., R. 4 W.W.M., bears S 49°07' W 2010.50 feet; thence N 89°51' W along the Northerly R/W line of a County Road 25.00 feet to a 1/2" iron rod; thence leaving said Northerly R/W line, N 0°03'34" E 294.13 feet to a 1/2" iron rod; thence S 71°33'15" E 26.35 feet to a 1/2" iron rod; thence S 0°03'34" W 285.85 feet to the POINT OF BEGINNING, situated in Section 15, T. 26 S., R. 4 W.W.M.

APPROVALS:

Keith L. Cubic
Douglas County Planning Commission

6/5/78
Date

Francis L. Ingram
County Surveyor

6-6-78
Date

