

MINOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED

JUL 31 1978

IN SECTION 27, T.26S. R.6W.W.M.

JULY 1978 — SCALE: 1"=100'

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:

PARTITIONER & LEGAL OWNER: Donald Gambill
COUNTY SURVEYOR
Rt. 2, Box 729-B-DOUGLAS COUNTY, ORE.
Roseburg, Oregon 97470
673-8678

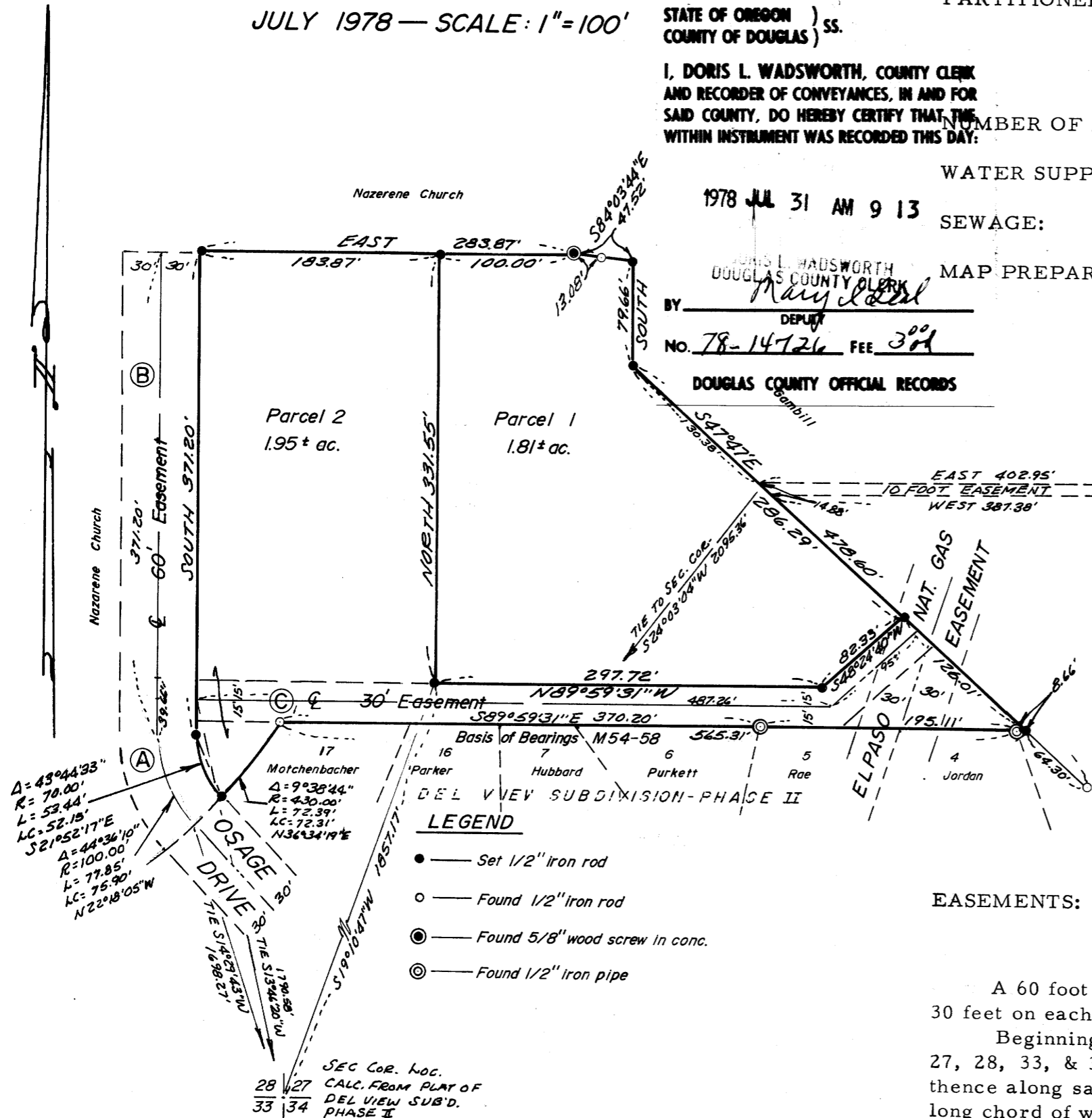
NUMBER OF LOTS: 2

WATER SUPPLY: Umpqua Basin Water Dist.

SEWAGE: Sub-surface
PARCEL 2 DOES NOT HAVE SITE APPROVAL AT THIS TIME.
MAP PREPARED BY: Baughman Technical Service, Inc.
P.O. Box 222
Roseburg, Oregon 97470
672-5971

1978 JUL 31 AM 9 13

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Mary L. Gambill
DEPUTY
NO. 78-14726 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Alan S. Baughman
OREGON
JULY 14, 1953
GLENN S. BAUGHMAN
536

APPROVALS:
Keith L. Culio (C.P.M.) 7-27-78
County Planning Commission Date
Francis L. Ingram 7-31-78
County Surveyor Date

- LEGEND
- — Set 1/2" iron rod
 - — Found 1/2" iron rod
 - ⊙ — Found 5/8" wood screw in conc.
 - ⊙ — Found 1/2" iron pipe

DESCRIPTION:

Parcel # 1

Beginning at a 1/2" iron rod from which the Section corner common to Sections 27, 28, 33, and 34, T. 26 S., R. 6 W.W.M., bears S 19°10'47" W 1857.17 feet; thence North 331.55 feet to a 1/2" iron rod; thence East 100.00 feet to a 5/8" wood screw set in concrete; thence S 84°03'44" E 47.52 feet to a 1/2" iron rod; thence South 79.66 feet to a 1/2" iron rod; thence S 47°47' E 286.29 feet to a 1/2" iron rod; thence S 48°24'40" W 82.33 feet to a 1/2" iron rod; thence N 89°59'31" W 297.72 feet to the POINT OF BEGINNING, situated in Section 27, T. 26 S., R. 6 W.W.M., containing 1.81 acres, more or less.

TOGETHER WITH Easements "A", "C", & "D" as described on the annexed map.

Parcel # 2

Beginning at a 1/2" iron rod from which the Section corner common to Sections 27, 28, 33, and 34, T. 26 S., R. 6 W.W.M., bears S 19°10'47" W 1857.17 feet; thence North 331.55 feet to a 1/2" iron rod; thence West 183.87 feet to a 1/2" iron rod; thence South 371.20 feet to a 1/2" iron rod; thence along an arc of a 70 foot radius curve left (the long chord of which bears S 21°52'17" W) 53.44 feet to a 1/2" iron rod, on the Northerly boundary of Del View Subdivision, Phase II, as recorded in volume 14, page 15, Plat Records of Douglas County, Oregon; thence along said Northerly boundary, on an arc of a 430 foot radius curve left (the long chord of which bears N 36°34'19" E) 72.39 feet to a 1/2" iron rod and S 89°59'31" E 565.31 feet to a 1/2" iron pipe; thence leaving said Northerly boundary S 89°59'31" E 8.66 feet to a 1/2" iron rod; thence N 47°47' W 126.01 feet to a 1/2" iron rod; thence S 48°24'40" W 82.33 feet to a 1/2" iron rod; thence N 89°59'31" W 297.72 feet to the POINT OF BEGINNING, situated in Section 27, T. 26 S., R. 6 W.W.M., containing 1.95 acres, more or less.

TOGETHER WITH Easement "B" and SUBJECT TO Easement "C", as described on the annexed map.

EASEMENTS:

Easement "A"

A 60 foot non-exclusive Roadway Easement for ingress and egress, being 30 feet on each side of the following described centerline:
Beginning at a point from which the Section corner common to Sections 27, 28, 33, & 34, T. 26 S., R. 6 W.W.M., bears S 14°29'43" W 1698.27 feet; thence along said centerline, on an arc of a 100 foot radius curve right (the long chord of which bears N 22°18'05" W) 77.85 feet to a point; thence North 39.66 feet to a point and end of said 60 foot Easement, situated in Section 27, T. 26 S., R. 6 W.W.M.

Easement "B"

A 60 foot non-exclusive Roadway Easement for ingress and egress, being 30 feet on each side of the following described centerline:
Beginning at a point from which the Section corner common to Sections 27, 28, 33, & 34, T. 26 S., R. 6 W.W.M., bears S 14°29'43" W 1698.27 feet; thence along said centerline, on an arc of a 100 foot radius curve right (the long chord of which bears N 22°18'05" W) 77.85 feet to a point; thence North 371.20 feet to a point and end of said 60 foot Easement, situated in Section 27, T. 26 S., R. 6 W.W.M.

Easement "C"

A 30 foot non-exclusive Roadway Easement for ingress and egress, being 15 feet on each side of the following described centerline:
Beginning at a point from which the Section corner common to Sections 27, 28, 33, & 34, T. 26 S., R. 6 W.W.M., bears S 13°46'20" W 1790.58 feet; thence along said centerline, S 89°59'31" E 487.26 feet to a point; thence N 48°24'40" E 95 feet and end of said 30 foot Easement, situated in Section 27, T. 26 S., R. 6 W.W.M.

Easement "D"

An Easement for a Sewer line and Drainfield, described as follows:
Beginning at a point from which the Section corner common to Sections 27, 28, 33, & 34, T. 26 S., R. 6 W.W.M., bears S 24°03'04" W 2095.36 feet; thence East 402.95 feet and S 66°26'10" E 113.90 feet and S 11°21'02" W 72.46 feet and N 64°32'44" W 130.32 feet and N 24°26'54" E 55.53 feet and West 387.38 feet and N 47°47' W 14.88 feet to the POINT OF BEGINNING, situated in Section 27, T. 26 S., R. 6 W.W.M.

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