

MINOR LAND PARTITIONING
IN
Section 23, Township 26 South, Range 6 West, W.M.

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

PARTITIONER & OWNER:

Joe and Doris Bedell
229 Hummingbird Lane
Roseburg, OR 97470
672-5657

No. of Parcels: 2

Water Supply: Umpqua Basin Water

Sewage Disposal: Septic Tanks

Map Prepared By:

Harold Ball, L.S.
Rt. 3, Box 4000
Roseburg, OR 97470
673-6937

Blk. 4 Pg. 12

FILED
RECEIVED JHH

OCT 20 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TH

MAP FILE M. 73-168

LEGAL DESCRIPTION

Parcel No. 1 - Beginning at a 5/8-inch iron rod being the Southeast corner of that certain parcel of land conveyed to Joe Bedell et ux as recorded in Book 373 at Page 878, Douglas County Deed Records; thence South 88° 04' West 395.85 feet along the South line of said Bedell parcel to a 5/8-inch iron rod; thence North 4° 07' 30" East 161.76 feet to a 5/8-inch iron rod; thence North 88° 04' East 427.24 feet to the Northeast corner of said Bedell parcel; thence South 14° 50' West 168.00 feet to the point of beginning.

Reserving therefrom a 25-foot wide road easement adjacent to and Northerly of the South line of the above described parcel no. 1.

Parcel No. 2 - Commencing at a 5/8-inch iron rod being the Southeast corner of that certain parcel of land conveyed to Joe Bedell et ux as recorded in Book 373 at Page 878, Douglas County Deed Records; thence South 88° 04' West 395.85 feet along the South line of said Bedell parcel to a 5/8-inch iron rod and the true point of beginning; thence South 88° 04' West 465.05 feet to the Southwest corner of said Bedell parcel; thence North 15° East 168.10 feet to the northwest corner of said Bedell parcel; thence North 88° 04' East 433.26 feet along the North line of said Bedell parcel to a 5/8-inch iron rod; thence South 4° 07' 30" West 161.76 feet to the point of beginning.

Reserving therefrom a 20-foot wide road easement adjacent to and Southerly of the North line of the above described Parcel No. 2.

~~Also reserving therefrom a 15-foot wide easement adjacent to and westerly of the East line of the above described Parcel No. 2.~~

Reserving therefrom septic tank drainfield No. 1 described as follows: Commencing at the Northeast corner of said Parcel No. 2; thence South 4° 07' 30" West 20.11 feet to a point; thence South 88° 04' West 190 feet to the true point of beginning; thence South 125 feet to a point; thence South 88° 04' West 80 feet to a point; thence North 125 feet to a point; thence North 88° 04' East 80 feet to the point of beginning.

Reserving therefrom septic tank drainfield No. 2 described as follows: Commencing at the Northeast corner of Parcel No. 2; thence South 4° 07' 30" West 20.11 feet to the true point of beginning; thence South 4° 07' 30" West 60.00 feet to a point; thence South 88° 04' West 65 feet to a point; thence North 4° 07' 30" East 30 feet to a point; thence North 75° 05' 10" West 33.97 feet to a point; thence North 20 feet to a point; thence North 88° 04' East 100 feet to the point of beginning.

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:

73 OCT 20 AM 11 55

BY: *Mary Bedell*
DEPUTY
NO. _____ FEE 3000
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harold L. Ball

OREGON
SEPT. 23, 1977
HAROLD L. BALL
1123

APPROVALS

Keith L. Cubic 10/19/78
PLANNING COMMISSION

Francis L. Ingram 10-20-78
COUNTY SURVEYOR

1" = 50'
AUG 1978

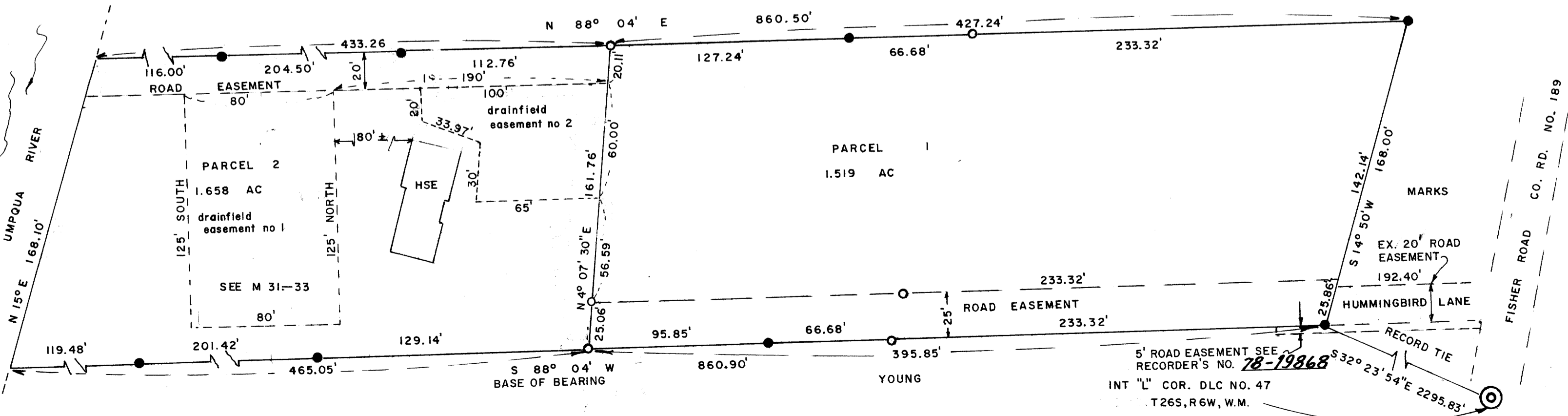
78-19878

○ SET 5/8" I. ROD

● FD 5/8" I. ROD

SEC. 23, T26S, R6W, WM

WRIGLEY



5' ROAD EASEMENT SEE RECORDER'S NO. 78-19868
INT "L" COR. DLC NO. 47
T26S, R6W, W.M.

MAP FILE M. 73-168