

# MINOR LAND PARTITION

IN SEC. 1, T29S, R6W, W.M., DOUGLAS CO. OREGON  
AUGUST 1978 SCALE: 1" = 100'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

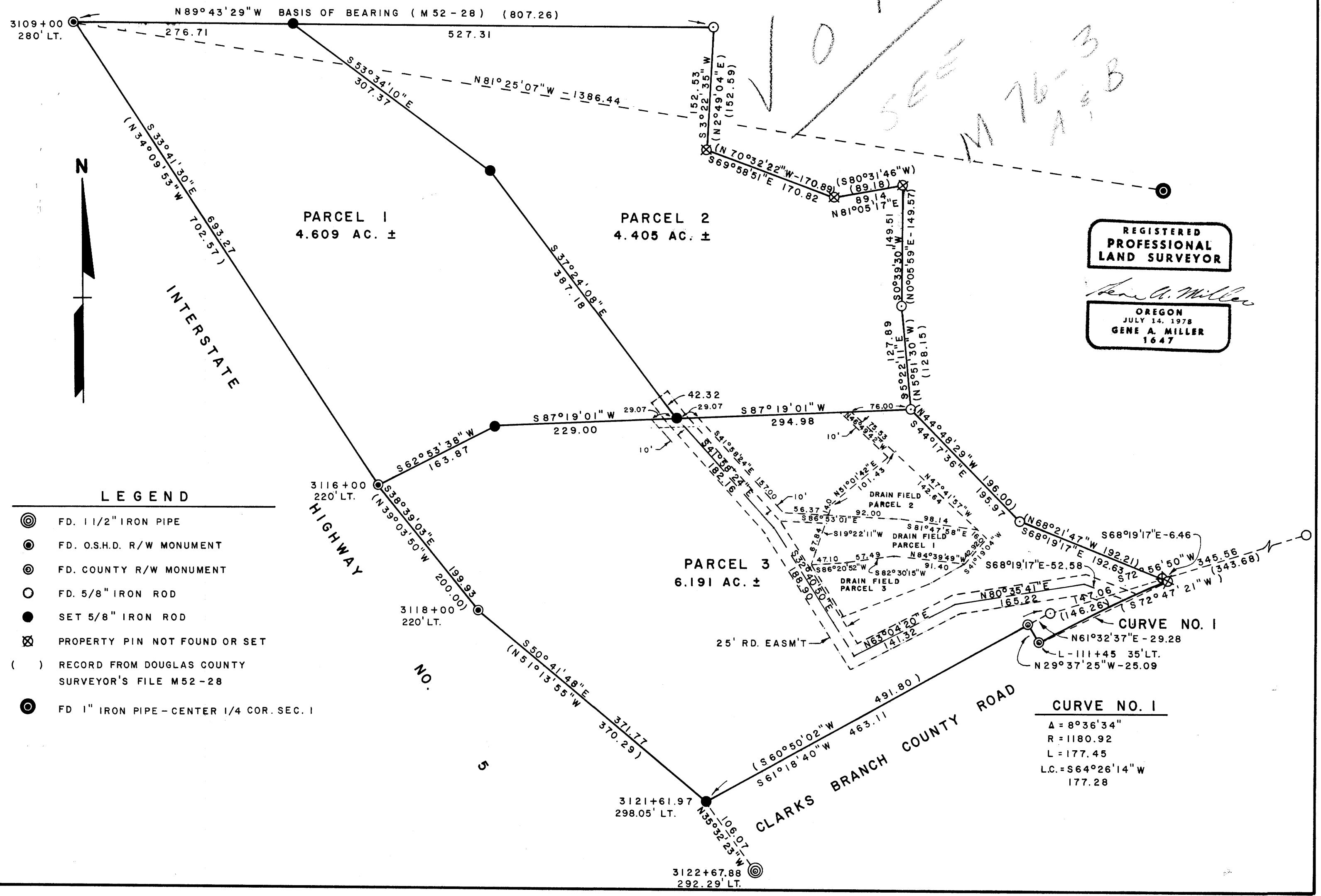
FILED  
RECEIVED JHM

NOV 20 1978

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP FILE M.74-27.A

APPROVALS:  
Keith L. Cubie 11/13/78  
PLANNING COMMISSION DATE  
Francis L. Ingram 11-20-78  
COUNTY SURVEYOR DATE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gene A. Miller*  
OREGON  
JULY 14, 1978  
GENE A. MILLER  
1647

### LEGEND

- ⊙ FD. 1 1/2" IRON PIPE
- ⊙ FD. O.S.H.D. R/W MONUMENT
- ⊙ FD. COUNTY R/W MONUMENT
- FD. 5/8" IRON ROD
- SET 5/8" IRON ROD
- ⊗ PROPERTY PIN NOT FOUND OR SET
- ( ) RECORD FROM DOUGLAS COUNTY SURVEYOR'S FILE M52-28
- ⊙ FD 1" IRON PIPE - CENTER 1/4 COR. SEC. 1

### CURVE NO. 1

Δ = 8°36'34"  
R = 1180.92  
L = 177.45  
L.C. = S64°26'14"W  
177.28

MAP FILE M.74-27.A

MAP FILE M-74-27-B

**PARTITIONER AND LEGAL OWNER:**

L.A. & Dixie G. Suiter  
1236 N.W. Walnut St.  
Roseburg, Oregon 97470  
673-5978

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gene A. Miller*  
OREGON  
JULY 14, 1978  
GENE A. MILLER  
1647

**TOTAL NUMBER OF LOTS:** Three

**WATER SUPPLY:** Clarks Branch Water Association

**SEWAGE DISPOSAL:** Septic Tanks

**MAP PREPARED BY:** Miller Engineering  
Gene Miller, PLS #1647  
303 W. Madrone St.  
Roseburg, Oregon 97470  
672-8841

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

**LEGAL DESCRIPTIONS:**

**Parcel 1**

A portion of Section 1, Township 29 South, Range 6 West, Willamette Meridian and a portion of Parcel 2 as shown on Record Map M52-28 as recorded in the County Surveyor's Office, Douglas County, Oregon and more particularly described as follows;

Beginning at a Oregon State Highway Department monument in the East Right-of-Way line of Interstate Highway No. 5, said O.S.H.D. monument being 280.00 feet left of engineer's station 3109+00.00; thence S 89°43'29"E, 276.71 feet to a 5/8 inch iron rod; thence S 53°34'10"E, 307.37 feet to a 5/8 inch iron rod; thence S 37°24'08"E, 387.18 feet to a 5/8 inch iron rod; thence S 87°19'01"W, 229.00 feet to a 5/8 inch iron rod; thence S 62°53'38"W, 163.87 feet to a O.S.H.D. monument in the East Right-of-Way line of Interstate Highway No. 5, said monument being 220.00 feet left of engineer's station 3116+00.00; thence N 33°41'30"W, 693.27 feet along the East Right-of-Way line of Interstate Highway No. 5 to the point of beginning, containing 4.609 acres of land more or less.

Together with a non-exclusive right of ingress and egress over a 25.00 foot wide road easement, more particularly described as follows: Beginning at a 5/8 inch iron rod at the South East corner of said Parcel 1; thence N 37°24'08"W, 42.32 feet to a point; thence S 41°58'24"E, 224.48 feet to a point; thence S 32°40'50"E, 188.90 feet to a point; thence N 63°04'20"E, 141.32 feet to a point; thence N 80°35'41"E, 165.22 feet to a point; thence S 68°19'17"E, 52.58 feet to the North Right-of-Way line of Clarks Branch Road, said road being County Road No. 105.

Together with a exclusive utility easement, beginning at a point which bears S 87°19'01"W, 29.07 feet from a 5/8 inch iron rod, said iron rod being the South East corner of parcel #1, said easement being the South Westerly 10.00 feet from the following described line, from said point of beginning N 87°19'01"E, 58.14 feet to a point; thence S 41°58'24"E, 157.00 feet to a point; thence S 86°53'01"E, 56.37 feet to the beginning of the septic drain field, from said point S 86°53'01"E, 92.00 feet to a point; thence S 81°47'58"E, 98.14 feet to a point; thence S 47°41'57"E, 16.00 feet to a point; thence S 41°19'04"W, 42.92 feet to a point; thence N 84°39'49"W, 91.40 feet to a point, thence S 82°30'15"W, 57.49 feet to a point; thence S 86°20'52"W, 47.10 feet to a point; thence N 19°22'11"E, 67.84 feet to the point of beginning for the septic drain field.

**Parcel 2**

A portion of Section 1, Township 29 South, Range 6 West, Willamette Meridian and a portion of Parcel 2 as shown on Record Map M 52-28 as recorded in the County Surveyor's Office, Douglas County, Oregon and more particularly described as follows;

Beginning at a 5/8 inch iron rod, from which a Oregon State Highway monument in the East Right-of-Way line of Interstate Highway No. 5, said O.S.H.D. monument being 280.00 feet left of engineer's station 3109+00.00, said O.S.H.D. monument bears N 89°43'29"W, 276.71 feet from said point of beginning; thence S 89°43'29"E, 527.31 feet to a 5/8 inch iron rod; thence S 3°22'35"W, 152.53 feet to a point; thence S 69°58'51"E, 170.82 feet to a point; thence N 81°05'17"E, 89.14 feet to a point; thence S 0°39'30"W, 149.51 feet to a 5/8 inch iron rod; thence S 5°22'11"E, 127.89 feet to a 5/8 inch iron rod; thence S 87°19'01"W, 294.98 feet to a 5/8 inch iron rod; thence N 37°24'08"W, 387.18 feet to a 5/8 inch iron rod; thence N 53°34'10"W, 307.37 feet to the point of beginning, containing 4.405 acres of land more or less.

Together with a non-exclusive right of ingress and egress over a 25.00 foot wide road easement, more particularly described as follows: Beginning at a 5/8 inch iron rod at the South West corner of said Parcel 2; thence N 37°24'08"W, 42.32 feet to a point; thence S 41°58'24"E, 224.48 feet to a point; thence S 32°40'50"E, 188.90 feet to a point; thence N 63°04'20"E, 141.32 feet to a point; thence N 80°35'41"E, 165.22 feet to a point; thence S 68°19'17"E, 52.58 feet to the North Right-of-Way line of Clarks Branch Road, said road being County Road No. 105.

Together with a exclusive utility easement; Beginning at a point on the Southerly Property line of Parcel 2, said point being S 87°19'01"W, 76.00 feet from the South East corner of parcel 2; said easement being the South Westerly 10.00 feet from the following described line; from said point of beginning S 46°49'42"E, 75.53 feet to the North East corner of the septic drain field, from said point S 47°41'57"E, 142.64 feet to a point; thence N 81°47'58"W, 98.14 feet to a point; thence N 86°53'01"W, 92.00 feet to a point; thence N 19°22'11"E, 14.00 feet to a point; thence N 51°01'42"E, 101.43 feet to the point of beginning for the septic drain field.

**Parcel 3**

A portion of Section 1, Township 29 South, Range 6 West, Willamette Meridian and a portion of Parcel 2 as shown on Record Map M 52-28 as recorded in the County Surveyor's Office, Douglas County, Oregon and more particularly described as follows;

Beginning at a Oregon State Highway Department monument in the East Right-of-Way line of Interstate Highway No. 5, said O.S.H.D. monument being 220.00 feet left of engineer's station 3116+00.00; thence N 62°53'38"E, 163.87 feet to a 5/8 inch iron rod; thence N 87°19'01"E, 229.00 feet to a 5/8 inch iron rod; thence N 87°19'01"E, 294.98 feet to a 5/8 inch iron rod; thence S 44°17'36"E, 195.97 feet to a 5/8 inch iron rod; thence S 68°19'17"E, 192.63 feet to a point; thence S 68°19'17"E, 6.46 feet to a point on the North Right-of-Way line of Clarks Branch Road, said road being County Road No. 105; thence South Westerly along the County road Right-of-Way through a curve to the left 177.45 feet to a County Right-of-Way monument, the long chord of which bears S 64°26'14"W, 177.28 feet; thence N 29°37'25"W, 25.09 feet to a County Right-of-Way monument, thence along the North Right-of-Way line of Clarks Branch Road S 61°18'40"W, 463.11 feet to a 5/8 inch iron rod on the East Right-of-Way line of Interstate Highway No. 5, said O.S.H.D. Right-of-Way line being 298.05 feet left of engineer's station 3121+61.97; thence N 50°41'48"W, 371.77 feet to a O.S.H.D. monument on the East Right-of-Way line of Interstate Highway No. 5, said point being 220.00 feet left of engineer's station 3118+00.00; thence N 38°39'03"W, 199.93 feet to the point of beginning containing 6.191 acres of land more or less.

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )

I, DONIS 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 NOV 20 AM 11 51

DOUGLAS COUNTY CLERK  
BY *Mary L Seal*  
DEPUTY  
No. \_\_\_\_\_ FEE *6.00*  
DOUGLAS COUNTY OFFICIAL RECORDS

78-21568

*SEE M 76-3  
A B*

FILED  
RECEIVED

NOV 20 1978

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

TB

MAP FILE M-74-27-B