

MINOR LAND PARTITION

in Section 5, T. 24 S., R. 5 W. W. M.
December 1978 Scale 1" = 200'

Partitioner: South Hills Ranches, Inc.
259 North 9th
Cottage Grove, Oregon 97424

Legal Owner: Delmar Rice Estate
Douglas County Probate

FILED
RECEIVED JHH

Lots: 2

Water: Well

Sewage: Sub-surface

Prepared By: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
672-5971

JAN 21 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

Descriptions:

PARCEL 1

Beginning at a 1/2" iron rod from which the Section corner common to Sections 5, 6, 7, & 8, T. 24 S., R. 5 W. W. M., bears S. 43° 10' 40" W. 2878.07 feet; thence S. 60° 40' 14" E. 518.00 feet to a 1/2" iron rod on the Westerly right-of-way line of the OLD PACIFIC HIGHWAY; thence along said Westerly right-of-way line, N. 28° 20' 29" E. 312.45 feet to a 1/2" iron rod and N. 5° 48' 38" E. 173.77 feet to a 1/2" iron rod and along an arc of a 454.00 foot radius curve right, (the long chord of which bears N. 9° 56' 38" E.) 65.50 feet to a 1/2" iron rod; thence leaving said Westerly right-of-way line N. 76° 16' 24" W. 86.62 feet to a 1/2" iron rod; thence along an arc of a 130.00 foot radius curve right, (the long chord of which bears N. 24° 20' 05" W.) 235.69 feet to a 1/2" iron rod; thence S. 44° 40' 05" W. 654.79 feet to the Point of Beginning, situated in Section 5, T. 24 S., R. 5 W. W. M., containing 5.14 Acres, more or less.

PARCEL 2

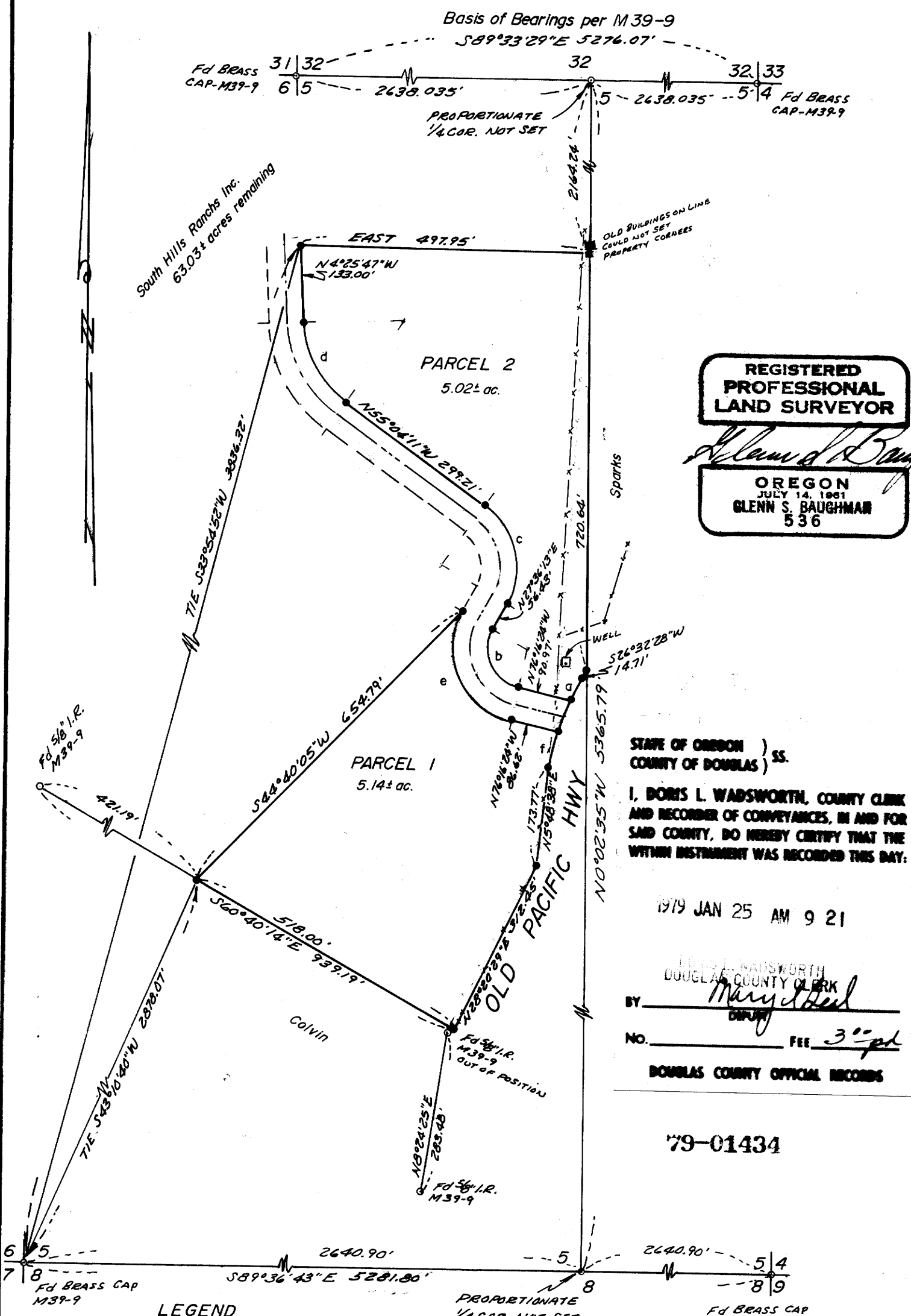
Beginning at a 1/2" iron rod from which the Section corner common to Sections 5, 6, 7, & 8, T. 24 S., R. 5 W. W. M., bears S. 33° 54' 52" W. 3836.32 feet; thence East 497.95 feet to a Point on the North-South centerline of Section 5, T. 24 S., R. 5 W. W. M.; thence S. 0° 02' 35" E. along said North-South centerline 720.64 feet to a 1/2" iron rod on the Westerly right-of-way line of the OLD PACIFIC HIGHWAY; thence along said Westerly right-of-way line S. 26° 32' 38" W. 14.71 feet to a 1/2" iron rod and along an arc of a 454.00 foot radius curve left, (the long chord of which bears S. 24° 06' 32" W.) 38.59 feet to a 1/2" iron rod; thence leaving said Westerly right-of-way N. 76° 16' 24" W. 90.97 feet to a 1/2" iron rod; thence along an arc of a 70.00 foot radius curve right, (the long chord of which bears N. 24° 20' 05" W.) 126.91 feet to a 1/2" iron rod; thence N. 27° 36' 13" E. 56.43 feet to a 1/2" iron rod; thence along an arc of a 130.00 foot radius curve left, (the long chord of which bears N. 13° 43' 59" W.) 187.58 feet to a 1/2" iron rod; thence N. 55° 04' 11" W. 299.21 feet to a 1/2" iron rod; thence along an arc of a 170.00 foot radius curve right, (the long chord of which bears N. 29° 44' 59" W.) 150.25 feet to a 1/2" iron rod; thence N. 4° 25' 47" W. 133.00 feet to the Point of Beginning, situated in Section 5, T. 24 S., R. 5 W. W. M., containing 5.02 Acres, more or less.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, BORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1979 JAN 25 AM 9 21

BY *Mary Deed*
DOUGLAS COUNTY CLERK
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-01434



LEGEND

- — Set 1/2" iron rod
- — Found point, is as noted hereon

	Δ	R	L	CHORD	
a	4°52'12"	454.00'	38.59'	S. 24°06'32" W.	38.58'
b	103°52'37"	70.00'	126.91'	N. 24°20'05" W.	110.23'
c	82°40'24"	130.00'	187.58'	N. 13°43'59" W.	171.73'
d	50°38'24"	170.00'	150.25'	N. 29°44'59" W.	145.41'
e	103°52'37"	130.00'	235.69'	N. 24°20'05" W.	204.71'
f	8°15'57"	454.00'	65.50'	N. 9°56'38" E.	65.44'

APPROVALS:

Keith L. Cubic 1/22/79
Planning Commission Chairman Date

Francis L. Ingram 1-24-79
Douglas County Surveyor Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1974 9960