

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk 4 Pg 90

MINOR LAND PARTITION

IN LOT 21, DEL RIO RANCH ESTATES
SECTION 14, T26S, R6W, W.M. DOUGLAS COUNTY, OREGON
FEBRUARY, 1979
SCALE: 1" = 200'

FILED
RECEIVED
MAR 5 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
FB

OWNER: MR. LEROY WAGNER
1042 ARCADIA DRIVE
ROSEBURG, OREGON 97470

PARTITIONER: MR. RICK HOLLAND
KELLOGG STAR RT. BOX 69
OAKLAND, OREGON 97462

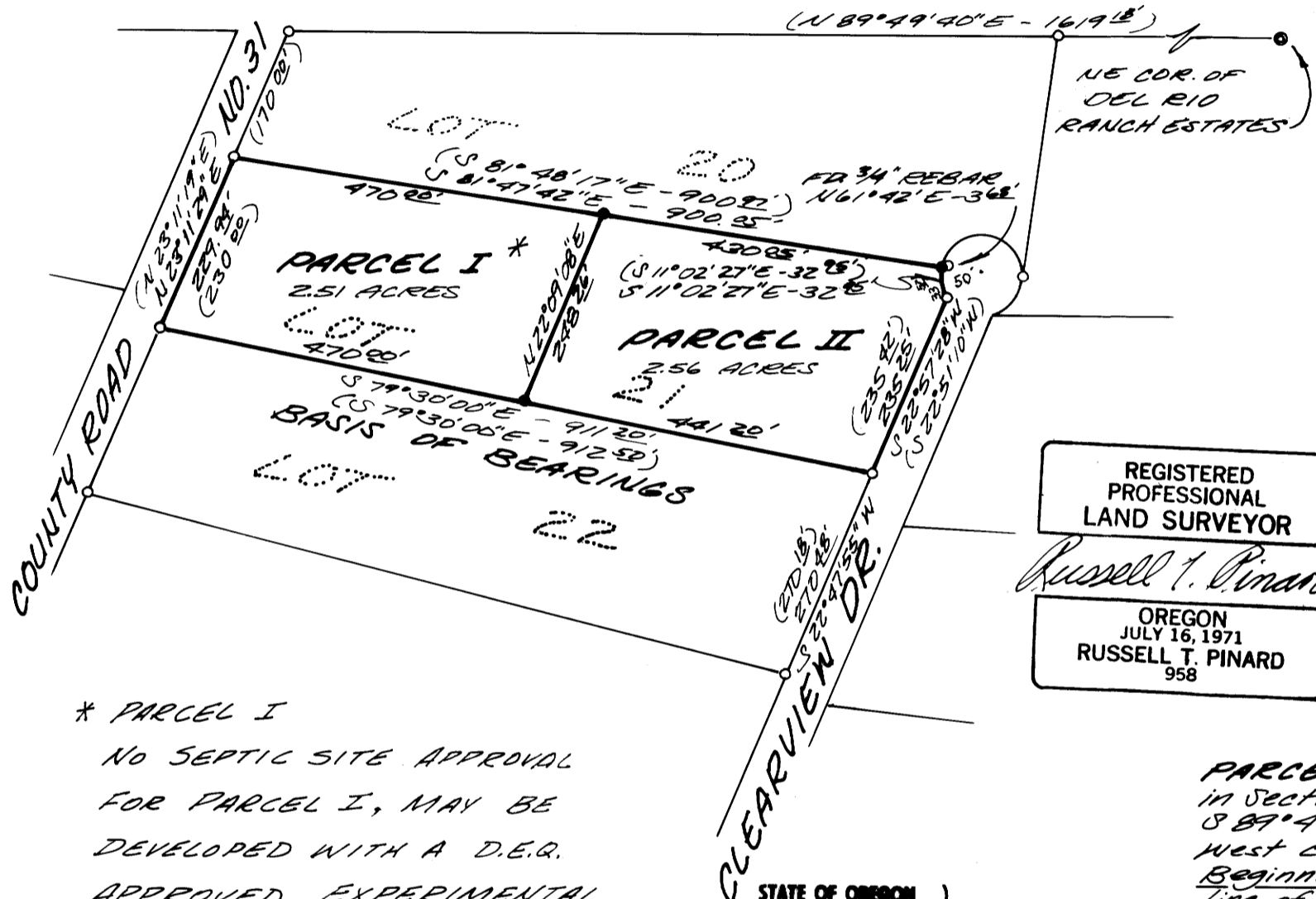
NUMBER OF LOTS: 2

WATER SUPPLY: UMPQUA BASIN WATER DISTRICT

SEWAGE: SEPTIC TANK (See *)

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 NE VINE ST.
FRONTIER VILLAGE
ROSEBURG, OREGON 97470
672-7151

SURVEYOR: RUSSELL T. PINARD
6550 NW SUMAC
CORVALLIS, OREGON 97330
745-7246



REGISTERED PROFESSIONAL LAND SURVEYOR
Russell T. Pinard
OREGON JULY 16, 1971
RUSSELL T. PINARD 958

* PARCEL I
NO SEPTIC SITE APPROVAL
FOR PARCEL I, MAY BE
DEVELOPED WITH A D.E.Q.
APPROVED EXPERIMENTAL
SYSTEM IN THE FUTURE.

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:

LEGEND

- FOUND 3/4" REBAR
- SET 5/8" x 30" REBAR
- () RECORD INFORMATION

BY: Mary J. Deal
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

'79-03625

DESCRIPTIONS

PARCEL I Beginning at the northeast corner of Del Rio Ranch Estates in Section 14, T26S, R6W, W.M., Douglas County, Oregon; thence S 89°49'40"W 1619.15 feet; thence S 23°11'19"W 170.00 feet to the northwest corner of lot 21 of said subdivision and the True Point of Beginning of the parcel described herein; thence along the northerly line of lot 21 S 81°47'42"E 470.00 feet; thence S 22°09'08"W 248.26 feet to a point in the southerly line of lot 21; thence N 79°30'00"W 470.00 feet to the southwest corner of lot 21; thence N 23°11'29"E 229.28 feet to the True Point of Beginning, containing 2.51 acres more or less.

PARCEL II Beginning at the northeast corner of Del Rio Ranch Estates in Section 14, T26S, R6W, W.M., Douglas County, Oregon; thence S 89°49'40"W 1619.15 feet; thence S 23°11'19"W 170.00 feet to the northwest corner of lot 21 of said subdivision; thence along the north line of lot 21 S 81°47'42"E 470.00 feet to the True Point of Beginning of the parcel described herein; thence S 81°47'42"E 430.25 feet to a point in the westerly R/W line of Clearview Drive; thence along the arc of a 50 foot radius curve to the left 33.57 feet, with a chord of S 11°02'27"E 32.25 feet; thence S 22°57'28"W 235.25 feet to the southeast corner of lot 21; thence along the southerly line of lot 21 N 79°30'00"W 441.20 feet; thence N 22°09'08"E 248.26 feet to the True Point of Beginning, containing 2.56 acres, more or less.

APPROVALS

Keith L. Cubie 3/1/79
PLANNING COMMISSION DATE

Francis J. Ingram 3-5-79
DOUGLAS COUNTY SURVEYOR DATE