87-17W

MINOR LAND PARTITION
IN SEC. 1 T23S R6W WM
MARCH 1979 SCALE 1"=200'

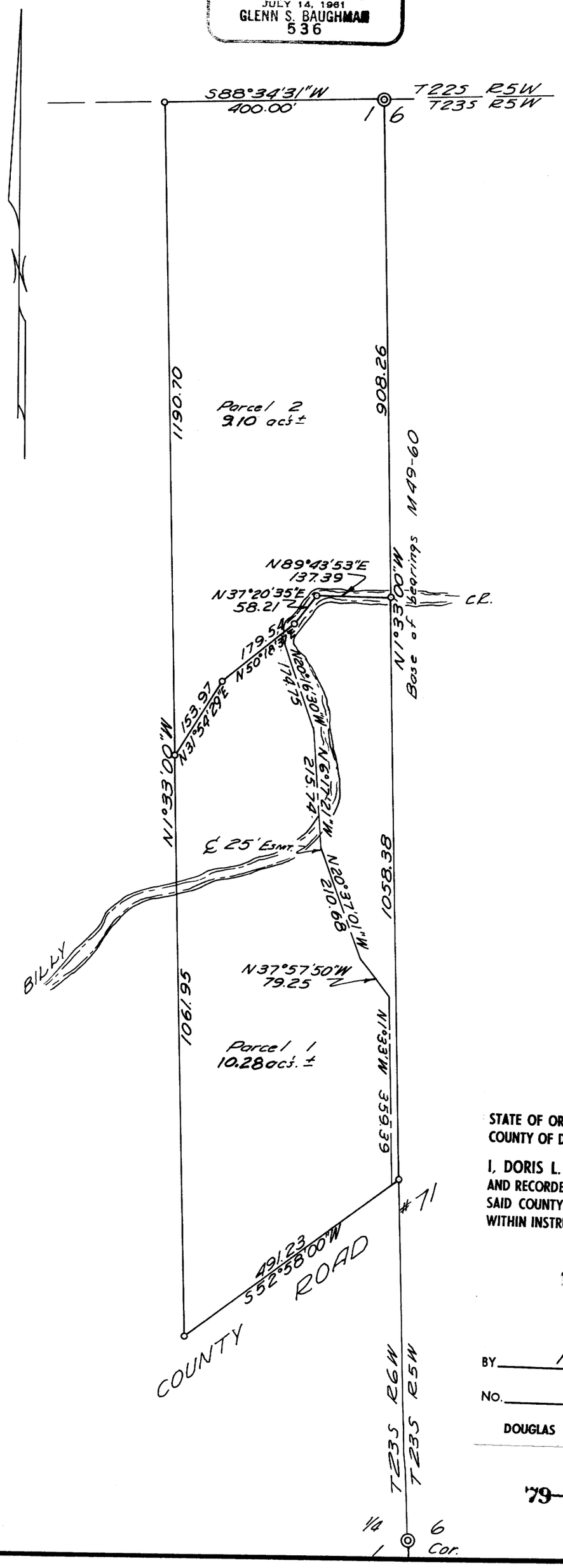
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED JHH
MAR 23 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TB

LEGEND

- ○ Set 1/2" I. R.
- ◎ FD. BRASS CAP

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536



PARTITIONER AND LEGAL OWNER:

MR. & MRS. MICHAEL E. LANGE
RT. 1 BOX 144
YONCALLA, OREGON 97499
849-2762

NUMBER OF LOTS: 2

WATER SUPPLY: SPRINGS & WELLS

SEWAGE: SUB SURFACE - PARCEL NO. 2 DOES NOT HAVE SITE EVALUATION AT THIS TIME.

MAP PREPARED BY: BAUGHMAN SURVEYING SERVICE
P. O. BOX 222
ROSEBURG, OREGON 97470
672-5971

DESCRIPTIONS: PARCEL #1

Beginning at a ½" iron rod on the Northley R/W Line of Co. Rd. No. 71 on the section line between section 1 Township 23 South, Range 6 West W.M. and section 6 Township 23 South, Range 5 West W.M. from which the ¼ corner between said sections 1 & 6 bears S. 1°33'00" E. 655.17 feet: thence along said R/W S. 52°58' W. 491.23 feet to a ½" iron rod: thence N. 1°33' W. 1061.95 feet to a ½" iron rod: thence N. 31°54'29" E. 153.97 feet to a ½" iron rod: thence N. 50°18'37" E. 179.54 feet to a ½" iron rod: thence N. 37°20'35" E. 58.21 feet to a ½" iron rod: thence N. 89°43'53" E. 137.39 feet to a ½" iron rod on said section line: thence S. 1°33' E. 1058.38 feet to the point of beginning. The above described Parcel situated in section 1 Township 23 S., R. 6 W.W.M. and contains 10.28 acres more or less. Subject to a 25 foot easement the center line described as follows:

Beginning on the Northley R/W Line of Co. Rd. #71 from which the East ¼ corner section 1 Township 23 S. Range 6 W.W.M. bears S. 2°39'29" E. 646.38 feet: thence N. 1°33' W. 359.39 feet to a pt.: thence N. 37°57'50" W. 79.25 feet to a pt.: thence N. 20°37'01" W. 210.68 feet to a pt.: thence N. 6°17'21" W. 215.74 feet to a pt.: thence N. 20°16'30" W. 174.75 feet to a pt. on the Southerly Boundary of Parcel 2.

PARCEL #2

Beginning at the N. E. corner of Section 1, Township 23S. Range 6 W.W.M.: thence S. 88°34'31" W. 400.00 feet to a ½" iron rod: thence S. 1°33' E. 1190.70 feet to a ½" iron rod: thence N. 31°54'29" E. 153.97 feet to a ½" iron rod: thence N. 50°18'37" E. 179.54 feet to a ½" iron rod: thence N. 37°20'35" E. 58.21 feet to a ½" iron rod: thence N. 89°43'53" E. 137.39 feet to a ½" iron rod on the Section Line between Sections 1 & 6: thence along said Section Line N. 1°33' W. 908.26 feet to the Point Of Beginning: The above described Parcel situated in Section 1, Township 23 S., Range 6 W.W.M. and contains 9.10 acres more or less. Together with a 25 foot easement the center line described as follows:

Beginning on the Northley R/W Line of Co. Rd. #71 from which the East ¼ corner section 1 Township 23 S. Range 6 W.W.M. bears S. 2°39'29" E. 646.38 feet: thence N. 1°33'W. 359.39 feet to a pt.: thence N. 37°57'50" W. 79.25 feet to a pt.: thence N. 20°37'01" W. 210.68 feet to a pt.: thence N. 6°17'21" W. 215.74 feet to a pt.: thence N. 20°16'30" W. 174.75 feet to a pt. on the Southerly Boundary of Parcel 2.

APPROVALS:

Keith L. Cubic — 3/22/79
Planning Commission — Date

Gary L. Langlitz, DEPUTY — 3-22-79
County Surveyor — Date

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:

1979 MAR 23 AM 11 10

BY Mary L Beal DEPUTY
NO. _____ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

'79-04765

3-23-79

M76-18