

MINOR LAND PARTITION

IN SEC 24, T28S, R6W, WM, DOUGLAS COUNTY,

OREGON

MARCH 1979

Sub 5- Pg 11

FILED
RECEIVED

MAR 29 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER

ELERY B. & JUDY A. PERRY
1134 GLENGARY LOOP RD, ROSEBURG, OR 97470
phone 679-8916

MAP PREPARED BY

HAROLD V. STOCKHOFF LS
1074 NE KNOLL, ROSEBURG, OR 97470
phone 673-3929

UTILITIES

ROBERTS CREEK WATER DIST.
SEPTIC SYSTEM

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold V. Stockhoff
OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

* INCLUDED WITH THE SAID ROAD EASEMENT THE FOLLOWING: BEGINNING AT THE SOUTHWEST COR. OF PARCEL NO. 1, THENCE S 84° 54' 21" W - 50 ft; THENCE N 00° 35' 19" E - 25 ft; THENCE N 04° 54' 21" E - 50 ft; THENCE S 00° 35' 19" W - 25 ft TO THE POINT OF BEGINNING.

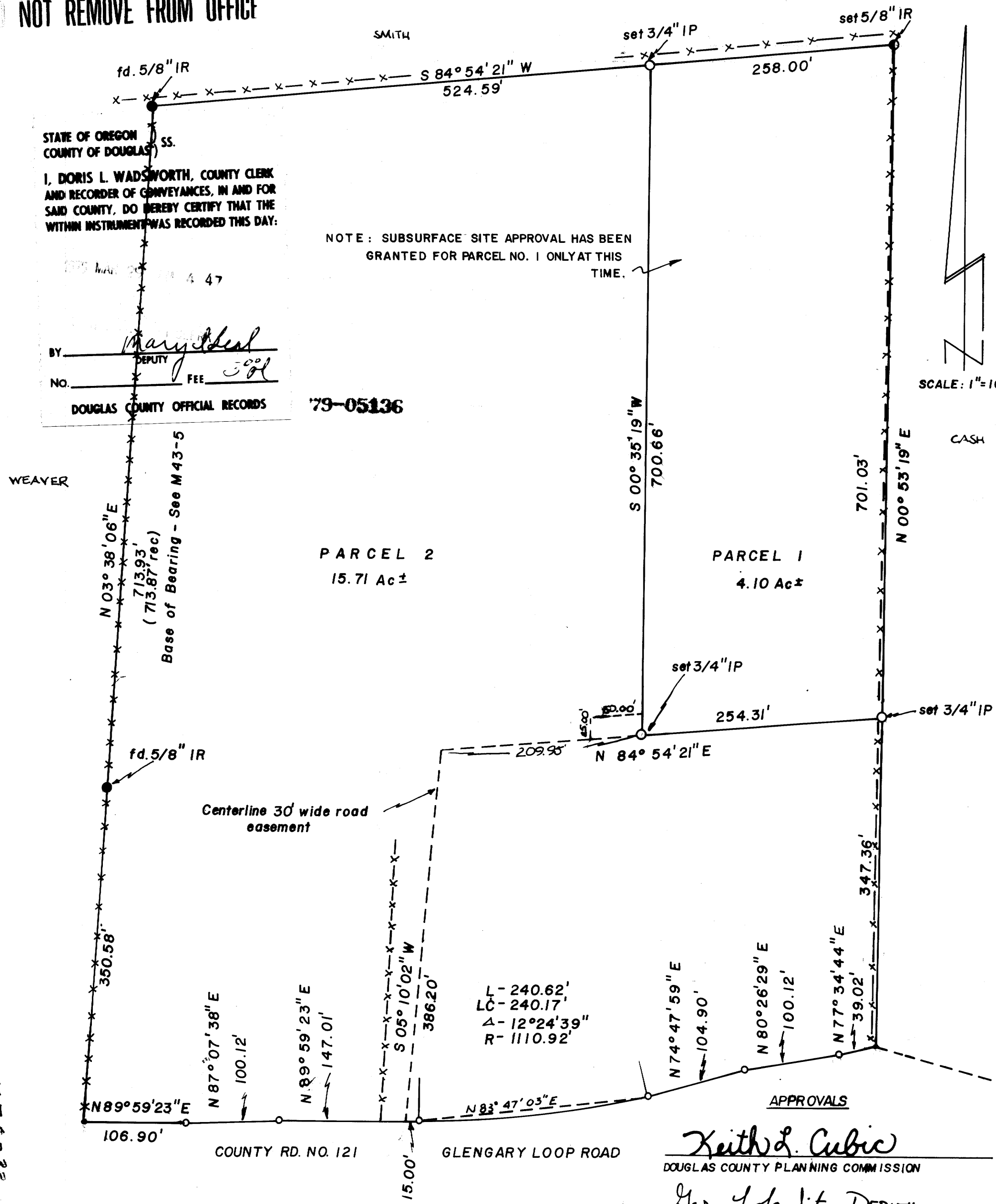
STATE OF OREGON
COUNTY OF DOUGLAS
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

BY *Mary Deal*
DEPUTY
NO. _____ FEE *5.00*

DOUGLAS COUNTY OFFICIAL RECORDS

79-05136

NOTE: SUBSURFACE SITE APPROVAL HAS BEEN
GRANTED FOR PARCEL NO. 1 ONLY AT THIS
TIME.



PARCEL 1

BEGINNING AT A 3/4 IN. IRON PIPE ON THE WESTERLY LINE OF CHARLES CASH PROPERTY AS DESCRIBED IN RECORDER'S NO. 69-6655 DOUGLAS COUNTY RECORDS, FROM WHICH THE SOUTHEAST COR. OF JESSE ROBERTS D.L.C. NO. 44, T28S, R5W, WM, DOUGLAS COUNTY, OREGON, BEARS S 00° 53' 19" W - 347.36 ft AND S 74° 30' 03" E - 475.88 ft; THENCE N 00° 53' 19" E - 701.03 ft ALONG THE WESTERLY LINE OF SAID CASH PROPERTY TO A 5/8" IRON ROD; THENCE S 84° 54' 21" W - 258.00 ft ALONG THE SOUTHERLY LINE OF GLENGARY FRUIT LANDS TO A 3/4" IRON PIPE; THENCE S 00° 35' 19" W - 700.66 ft TO A 3/4" IRON PIPE; THENCE N 84° 54' 21" E - 254.31 ft TO THE POINT OF BEGINNING, SITUATED IN SEC 24, T28S, R6W, WM, DOUGLAS COUNTY, OREGON AND CONTAINING 4.10 ACRES MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE 30ft WIDE ROAD EASEMENT OF WHICH THE CENTER-LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL AND ALSO THE SOUTHEAST COR. OF THE ABOVE DESCRIBED PARCEL; THENCE S 84° 54' 21" W - 254.31 ft TO A 3/4" IRON PIPE ALSO BEING THE SOUTHWEST COR. OF THE ABOVE DESCRIBED PARCEL; THENCE S 84° 54' 21" W - 209.95 ft TO A POINT; THENCE S 05° 10' 02" W - 386.20 ft TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY RD. NO. 121, FROM WHICH POINT COUNTY ROAD MONUMENT STA. 149+46.61 PC. BEARS N 89° 59' 23" E - 15.00 ft. THE NON-EXCLUSIVE ROAD EASEMENT TO BE USED FOR INGRESS TO EGRESS FROM THE ABOVE DESCRIBED PARCEL OF LAND. * (SEE ABOVE)

PARCEL 2

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY RD. NO. 121, FROM WHICH THE SOUTHEAST COR. OF JESSIE ROBERTS D.L.C. NO. 44, T28S, R5W, WM, DOUGLAS COUNTY, OREGON, BEARS S 74° 30' 03" E - 475.88 ft; THENCE N 00° 53' 19" E - 347.36 ft ALONG THE WESTERLY LINE OF CHARLES CASH PROPERTY TO A 3/4" IRON PIPE; THENCE S 84° 54' 21" W - 254.31 ft TO A 3/4" IRON PIPE; THENCE S 84° 54' 21" W - 524.59 ft ALONG THE SOUTHERLY LINE OF GLENGARY FRUIT LANDS TO A 5/8" IRON ROD; THENCE S 03° 38' 06" W - 713.93 ft TO A 5/8" IRON ROD; THENCE S 03° 38' 06" W - 350.58 ft TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY RD. NO. 121; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY RD. TO THE POINT OF BEGINNING, SITUATED IN SEC 24, T28S, R6W, WM, DOUGLAS COUNTY, OREGON AND CONTAINING 15.71 ACRES MORE OR LESS.

RESERVING THEREFROM A 30ft WIDE NON-EXCLUSIVE ROAD EASEMENT AS DESCRIBED ABOVE FOR INGRESS AND EGRESS FROM PARCEL NO. 1.

LEGEND

- SET 3/4" IRON PIPE
- SET 5/8" IRON ROD
- FOUND COUNTY R/W MONUMENT
- FOUND 5/8" IRON ROD
- FOUND BRASS CAP

Keith Q. Cubic
DOUGLAS COUNTY PLANNING COMMISSION
Gary L. Langley, DEPUTY
COUNTY SURVEYOR

3/26/79
DATE
3-29-79
DATE

fd. Brass Cap
SE COR D.L.C. NO. 44
T 28 S, R 5 W

MAP FILE M 7 0 - 22

MAP FILE M 7 0 - 11