

MINOR LAND PARTITION

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

COUNTY SURVEYORS FILE DATA
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APPROVALS:

Keith L. Cubic
 PLANNING COMMISSION
Francis L. Ingram
 COUNTY SURVEYOR

3/12/79
 DATE
3-13-79
 DATE

THIS MAP SUPERSEDES - MLP BK. 4, PG. 28A
 RECORD MAP M74-27A & B PG. 28B

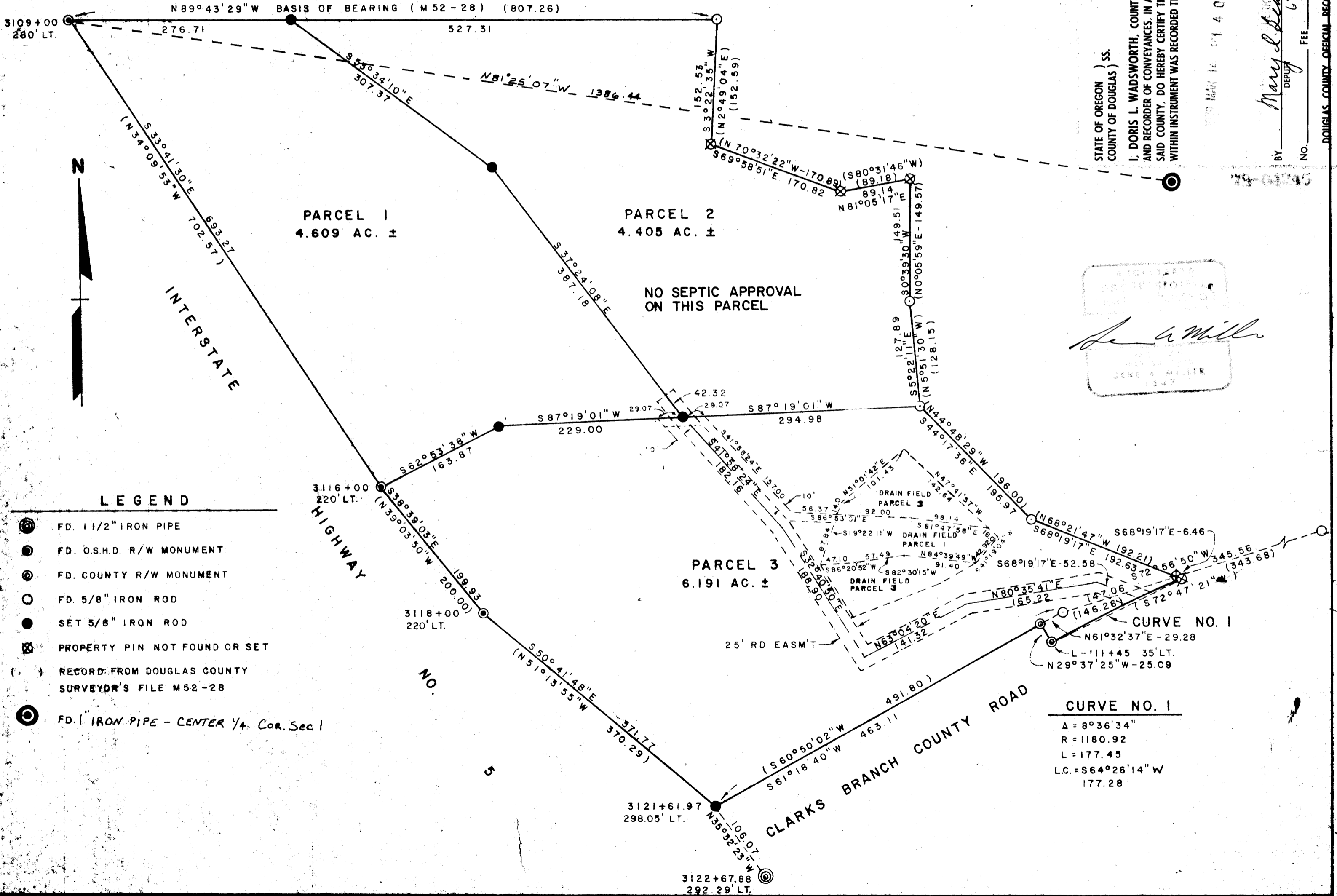
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MAR 13 1979

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

STATE OF OREGON) SS.
 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 L. Deed
 DEPUTY
 NO. _____ FEE _____



Gene A. Miller
 GENE A. MILLER
 1947

DOUGLAS COUNTY OFFICIAL RECORDS

M 76-28

**PARTITIONER AND
LEGAL OWNER:**

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gene A Miller
OREGON
JULY 14, 1918
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

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 C.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 C.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 3110+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 4.605 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, 56.27 feet to the beginning of the septic drain field, from said point S 86°53'01" E, 22.00 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, 40.92 feet to a point; thence N 24°39'40" W, 91.40 feet to a point; thence S 82°30'15" W, 47.49 feet to a point; thence S 86°20'52" W, 47.10 feet to a point; thence N 17°13'15" 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 C.S.H.D. monument being 200.00 feet left of engineer's station 3109+00.00, said C.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, 143.51 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, 229.00 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.

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TB

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 C.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, 229.00 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, 142.63 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" E, 25.00 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 C.S.H.D. Right-of-Way line being 298.05 feet left of engineer's station 3121+61.90; thence N 50°41'48" W, 371.77 feet to a C.S.H.D. monument on the East Right-of-Way line of Interstate Highway No. 5, said point being 200.00 feet left of engineer's station 3118+00.00; thence N 38°39'03" W, 159.93 feet to the point of beginning containing 6.191 acres of land more or less.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M 52-28

MAP FILE M 52-28

100005