

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

# MAJOR LAND PARTITION

IN SECTION 9, T.30S. R.4W.W.M.

MAY 1979

FILED  
RECEIVED

MAY 21 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

*W*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Glenn S. Baughman*

OREGON  
JULY 14, 1961  
GLENN S. BAUGHMAN  
536

OWNER & PARTITIONER: JAY R. HOLMS  
STAR ROUTE 1, BOX 61  
CANYONVILLE, OREGON 97417

LOTS: 3

WATER: WELL

SEWAGE: SUB-SURFACE

MAP PREPARED BY: BAUGHMAN TECHNICAL SERVICES, INC.  
P. O. BOX 222  
ROSEBURG, OREGON 97470  
673-0966

APPROVALS:

*Keith L. Cubic*  
PLANNING COMMISSION

5/16/79  
DATE

*Francis L. Ingram*  
COUNTY SUVEYOR

5-21-79  
DATE

DESCRIPTIONS: 1, 2 & 3

### PARCEL # 1

Beginning at a 1/2" iron rod from which the Southwest corner of DLC # 47, Township 30 South, Range 4 West Willamette Meridian, bears N. 17°15'21" E., 871.21 feet; thence S. 9°31' West, 527.00 feet to a 1/2" iron rod on the South Line of Section 9, Township 30 South, Range 4 West Willamette Meridian; thence N. 89°39'34" E. along said South Line 210.07 feet to a 1/2" iron rod; thence leaving said South Line, N. 9°31' E. along the Westerly Boundary of Weaver Terrace as recorded in Volume 7, Page 25, Plat Records of Douglas County, Oregon, 527.00 feet to a 1/2" iron rod; thence leaving said Westerly Boundary, S. 89°39'34" W. 210.07 feet to the Point of Beginning, Situated in Section 9, Township 30 South, Range 4 West Willamette Meridian, containing 2.50 acres more or less.

TOGETHER WITH and subject to a 25 foot Road Easement for ingress and egress, described as follows:

Beginning at a point from which the Southwest corner of DLC # 47, Township 30 South, Range 4 West Willamette Meridian, bears N. 9°31' E. 763.54 feet and S. 88°28' W. 91.21 feet; thence S. 89°39'34" W. 25.38 feet and S. 9°31' W. 81.24 feet and S. 89°39'34" W. 184.69 feet and S. 9°31' W. 25.38 feet and N. 89°39'34" E. 210.07 feet and N. 9°31' E. 106.61 feet to the Point of Beginning, Situated in Section 9, Township 30 South, Range 4 West Willamette Meridian.

### PARCEL # 2

Beginning at a 1/2" iron rod from which the Southwest corner of DLC # 47, Township 30 South, Range 4 West Willamette Meridian, bears N. 17°15'21" E. 871.21 feet; thence S. 9°31' W 527.00 feet to a 1/2" iron rod on the South Line of Section 9, Township 30 South, Range 4 West Willamette Meridian; thence S. 89°39'34" W. along said South Line 210.11 feet to a 1/2" iron rod; thence leaving said South Line, N. 9°31'17" E. along the East Line of the Grady Gaulke Land, as described in instrument No. 77-24646 Deed Records of Douglas County, Oregon, 527.01 feet to a 1/2" iron rod; thence leaving said East Line, N. 89°39'34" E. 210.07 feet to the Point of Beginning, Situated in Section 9, Township 30 South, Range 4 West Willamette Meridian, containing 2.50 acres, more or less.

TOGETHER WITH: a 25 foot Road Easement for ingress and egress, described as follows:

Beginning at a point from which the Southwest corner of DLC # 47, Township 30 South, Range 4 West Willamette Meridian, Bears N. 9°31' E. 763.54 feet and S.88°28'W. 91.21 feet; thence S. 89°39'34" W. 25.38 feet and S. 9°31' W. 81.24 feet and S.89°39'34" W. 184.69 feet and S. 9°31' W. 25.38 feet and N. 89°39'34" E. 210.07 feet and N. 9°31' E. 106.61 feet to the Point of Beginning, Situated in Section 9, Township 30 South, Range 4 West Willamette Meridian.

### PARCEL # 3

Beginning at the Southwest corner of DLC # 47, Township 30 South, Range 4 West Willamette Meridian; thence N. 88°28' E. along the South Line of said DLC # 47, 91.21 feet to a point; thence S. 9°31' W. 123.66 feet to a 1" iron pipe set on the Southerly Right of Way Line of County Road No. 94; thence S. 9° 31' W. along the Westerly Boundary of Weaver Terrace as recorded in Volume 7, Page 25, Plat Records of Douglas County, Oregon, 721.12 feet to a 1/2" iron rod; thence leaving said Westerly Boundary, S. 89° 39' 34" W. 420.14 feet to a 1/2" iron rod on the East Line of the Grady Gaulke Lands as described in instrument No. 77-24646 Deed Records of Douglas County, Oregon; thence along said East Line N. 9° 31' 17" E. 977.91 feet to a 1" iron pipe on the Southerly Right of Way Line of State Highway No. 227; thence N. 9° 31' 17" E. 109.9 feet to a point in the center of the South Umpqua River; thence S. 64°11' 21" E. along the center line of said River 320.67 feet to the West Line of Said DLC # 47; thence South along said West Line 100.00 feet to the Point of Beginning, Situated in Section 9, Township 30 South, Range 4 West Willamette Meridian, containing 9.25 acres more or less. SUBJECT TO a 25 foot Road Easement for ingress and egress described as follows: Beginning at a point from which the Southwest corner of DLC#47, T.30S.,R4W.W.M., bears N9°31'E. 763.54 feet and S88°28'W. 91.21 feet; thence S89°39'34"W. 25.38 feet and S9°31'W 81.24 feet and N.89°39'34"E 25.38 feet and N9°31'E. 81.24 feet to the Point of Beginning, situated in Section 9, T. 30 S., R. 4 W.W.M., EXCEPT Right of Way for State Highway 227 & Co. Road # 94.

SHEET 1 OF 2

*Bk 5 pg 54-A*

