

M77-45A

MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

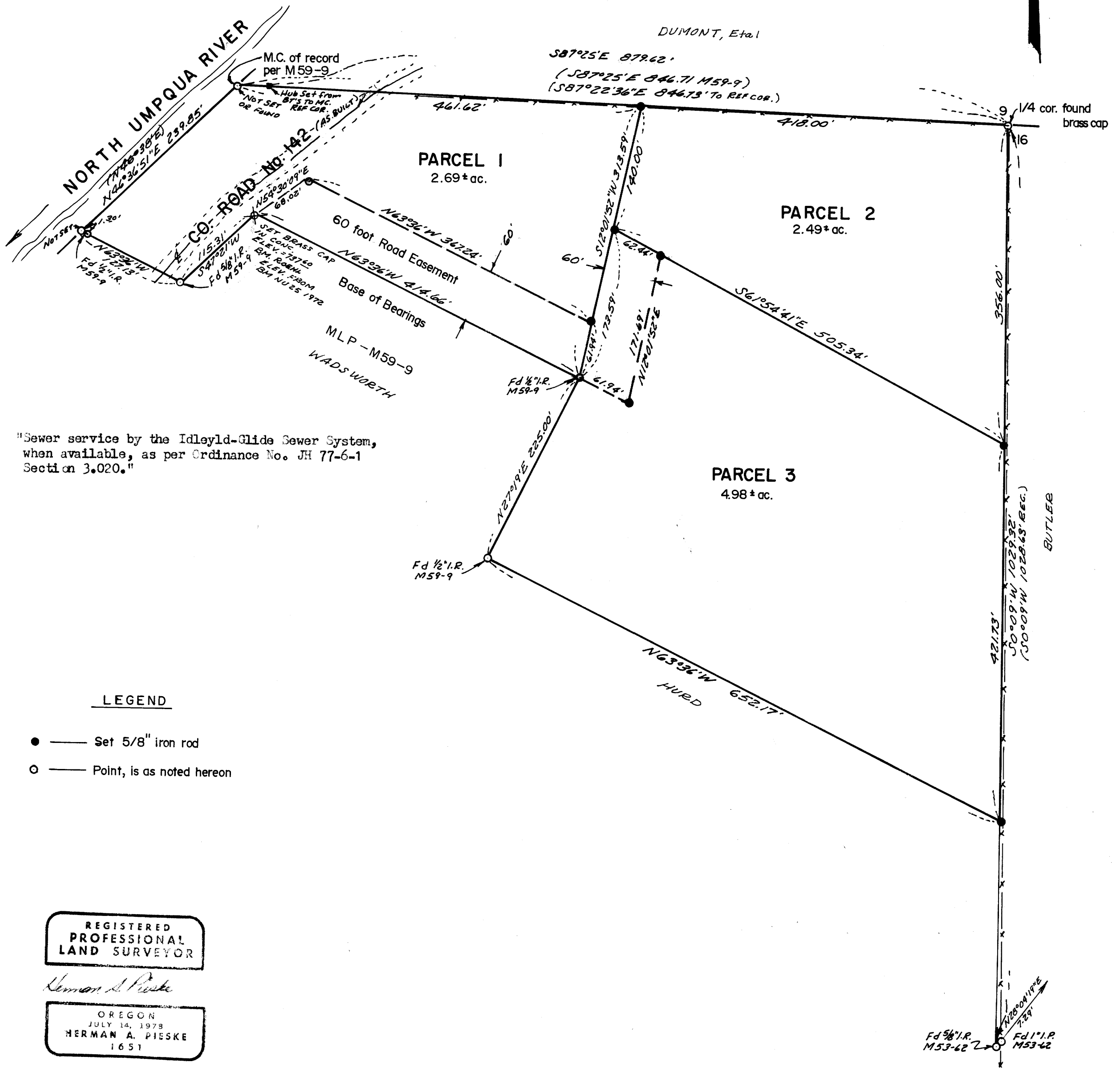
IN SECTION 16, T.26S.R.3W.W.M.

SCALE 1"=100' — APRIL 1979

FILED
RECEIVED JUN

MAY 31 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
J. W.



NOTE: "Sewer service by the Idleyld-Glide Sewer System, when available, as per Ordinance No. JH 77-6-1 Section 3.020."

Bl 5 pg 61-A

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IN SECTION 16, T.26S.R.3W.W.M.

APRIL 1979

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONERS: Thomas Roehl and Linda Sandstrom
P.O. Box 72,
Glide, Oregon 97443
496-3845

LEGAL OWNERS: Drs. Stanley B. and Elizabeth B. Young
388 Bellwood Lane
Roseburg, Oregon 97470
672-5391

NUMBER OF LOTS: 3

WATER: Well and River

SEWAGE: Glide sewer and/or septic

MAP PREPARED BY: Herman A. Pieske
1778 N.W. Riverview Dr.
Roseburg, Oregon 97470
672-7320

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651

DESCRIPTIONS: PARCEL NO. 1

Beginning at a 5/8" iron rod on the North line of Section 16, Township 26 South, Range 3 West, W.M. from which the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M. bears S 87°25' E 418.00 feet; thence S 12°01'52" W 313.59 feet to a 1/2" iron rod; thence N 63°36' W 414.66 feet to a B.C. in conc. on the Easterly R/W line of County Road No. 142 (as built); thence S 47°21' W along said Easterly R/W line 115.31 feet to a 5/8" iron rod; thence leaving said Easterly R/W line N 63°36' W 127.13 feet to a point on the bank of the North Umpqua River; thence N 46°36'51" E along said river bank 239.85 feet to a point being the meander corner of record; thence S 87°25' E along the North line of said Section 16, 461.62 feet to the point of beginning. Situated in Section 16, Township 26 South, Range 3 West, W.M. and containing 2.69 acres, more or less.

SUBJECT TO a 60 foot roadway easement described as follows:

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M. bears N 12°01'52" E 313.59 feet and S 87°25' E 418.00 feet; thence N 63°36' W 414.66 feet to a B.C. in conc. on the Easterly R/W line of County Road No. 142; thence N 54°30'09" E along said Easterly R/W line 68.02 feet to a 5/8" iron rod; thence S 63°36' E 367.24 feet to a 5/8" iron rod; thence S 12°01'52" W 61.94 feet to the Point of Beginning, situated in Section 16, Township 26 South, Range 3 West, W.M.. ALSO SUBJECT TO R/W for County Road No. 142.

PARCEL NO. 2

Beginning at a Brass Cap being the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M.; thence S 0°09' W along the North-South centerline of said Section 16, 356.00 feet to a 5/8" iron rod; thence leaving said North-South centerline N 61°54'41" W 505.34 feet to a 5/8" iron rod; thence N 12°01'52" E 140.00 feet to a 5/8" iron rod on the North line of said Section 16; thence S 87°25' E along said North line 418.00 feet to the Point of Beginning. Situated in Section 16, Township 26 South, Range 3 West, W.M. and containing 2.49 acres, more or less.

TOGETHER WITH a 60 foot roadway easement described as follows:

Beginning at a 5/8" iron rod; from which the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M. bears N 12°01'52" E 140.00 feet and S 87°25' E 418.00 feet; thence S 61°54'41" E 62.44 feet to a 5/8" iron rod and S 12°01'52" W 171.69 feet to a 5/8" iron rod and N 63°36' W 476.60 feet to a B.C. in conc. on the Easterly R/W line of County Road No. 142; thence N 54°30'09" E along said Easterly R/W line 68.02 feet to a 5/8" iron rod; thence leaving said Easterly R/W line S 63°36' E 367.24 feet to a 5/8" iron rod; thence N 12°01'52" E 111.65 feet to the Point of Beginning. Situated in Section 16, Township 26 South, Range 3 West, W.M.

PARCEL NO. 3

Beginning at a 5/8" iron rod on the North-South centerline of Section 16, Township 26 South, Range 3 West, W.M., from which point the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M. bears N 0°09' E 356.00 feet; thence S 0°09' W along said North-South centerline 421.73 feet to a 5/8" iron rod; thence leaving said North-South centerline N 63°36' W 652.17 feet to a 1/2" iron rod; thence N 27°19' E 225.00 feet to a 1/2" iron rod; thence N 12°01'52" E 173.59 feet to a 5/8" iron rod; thence S 61°54'41" E 505.34 feet to the Point of Beginning. Situated in Section 16, Township 26 South, Range 3 West, W.M., containing 4.98 acres, more or less.

SUBJECT TO AND TOGETHER WITH a 60 foot roadway easement described as follows:

Beginning at a 5/8" iron rod from which the one-quarter corner common to Sections 9 and 16, Township 26 South, Range 3 West, W.M. bears N 12°01'52" E 140.00 feet and S 87°25' E 418.00 feet; thence S 61°54'41" E 62.44 feet to a 5/8" iron rod and S 12°01'52" W 171.69 feet to a 5/8" iron rod and N 63°36' W 476.60 feet to a B.C. in conc. on the Easterly R/W line of County Road No. 142; thence N 54°30'09" E along said Easterly R/W line 68.02 feet to a 5/8" iron rod; thence leaving said Easterly R/W line S 63°36' E 367.24 feet to a 5/8" iron rod; thence N 12°01'52" E 111.65 feet to the Point of Beginning. Situated in Section 16, Township 26 South, Range 3 West, W.M.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

5/25/79
Date

Gary L. Slaughter DEPUTY
Douglas County Surveyor

5-31-79
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:

JUN 4 1979

BY *Maryel Seal*
DEPUTY

79-08885

NO. 600
DOUGLAS COUNTY OFFICIAL RECORDS

SHEET 2 OF 2

MAP FILE M 77-45B

388 5 pg 61-8