

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MAJOR LAND PARTITION

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

APRIL 1979

FILED  
RECEIVED

MAY 31 1979

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

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