

MINOR LAND PARTITIONING

Survey in Section 34, Township 30 South, Range 5 West, W.M.

February, 1979

Scale 1" = 50'

○ Set 5/8" Iron Rods

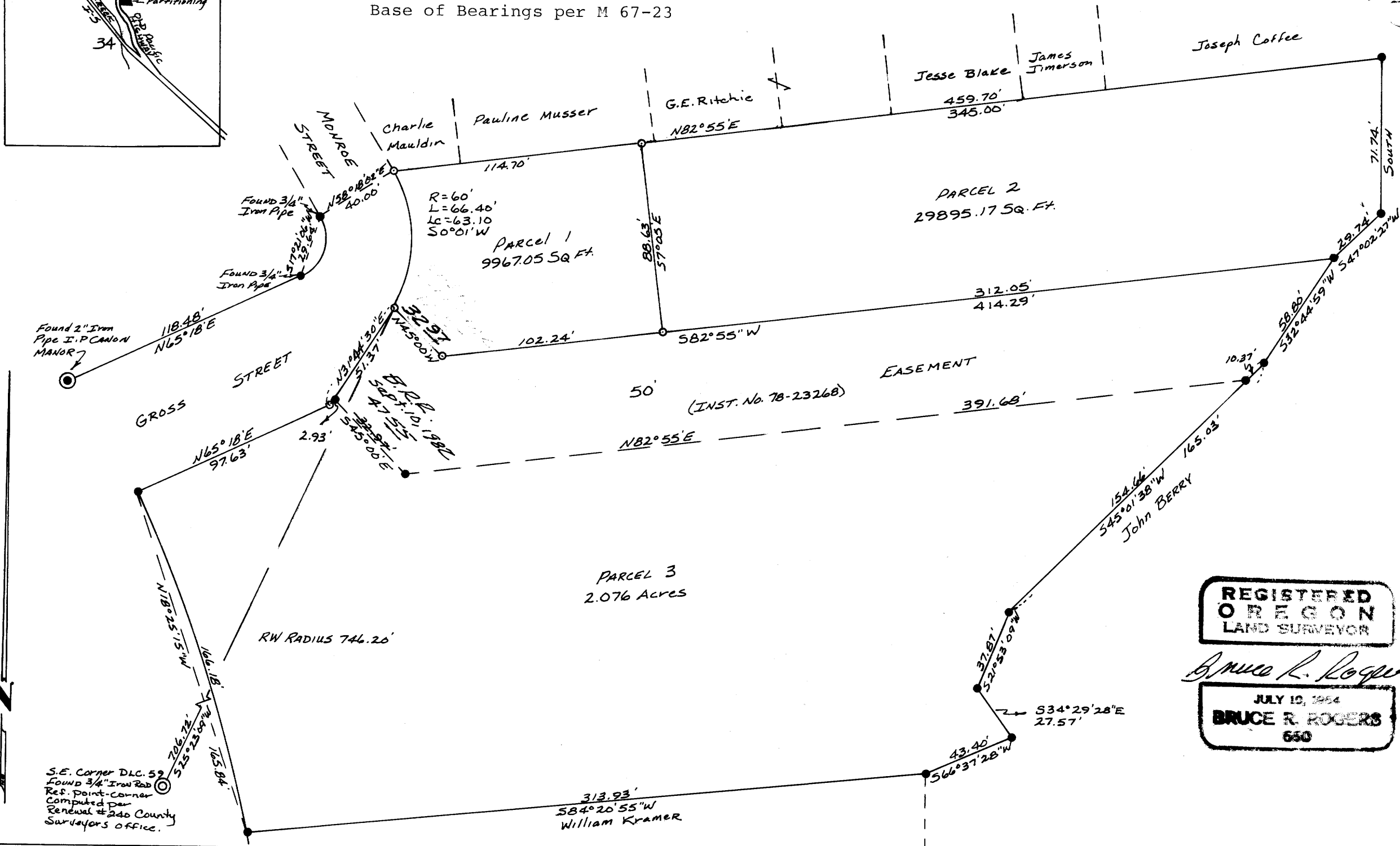
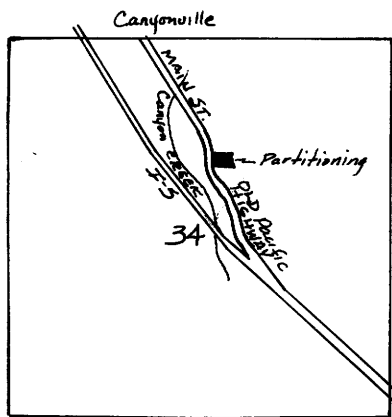
● Found 5/8" Iron Rods unless otherwise noted

Base of Bearings per M 67-23

FILED
RECEIVED SWW

JUN 25 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



PARTITIONER & LEGAL OWNER OF RECORD: Lavelle Ross
Main Street
Canyonville, Oregon
839-4544

No. of Parcels 3
Sewer Sanitary
Water City of Canyonville

MAP PREPARED BY: Bruce Rogers
Calkins Road
Roseburg, Oregon

Parcel 1
A parcel of land lying in Section 34, Township 30 South, Range 5 West, Willamette Meridian and being described as follows: Beginning at a 5/8" iron rod set in the easterly line of a 60 foot dedicated street, said point also being on the north line of that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon and from which point the southeast corner of D.L.C. 59 in the above said Township and Range bears S 25° 23' 09" W 706.72 feet; thence along said easterly line along the arc of a 60 foot radius curve to the left (the long chord of which bears N 0° 01' E) 66.40 feet to a 5/8" iron rod set in the south line of Canon Manor Addition, Douglas County, Oregon; thence along said south line N 32° 55' E 114.70 feet to a 5/8" iron rod; thence S 7° 05' E 88.63 feet to a 5/8" iron rod set in the north line of the above said 50 foot easement; thence along said north line S 82° 55' W 102.24 feet to a 5/8" iron rod and N 45° 00' W 32.97 feet to the point of beginning and containing 9967.05 square feet of land.
Included with the above described parcel is that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon.

Parcel 2
A parcel of land lying in Section 34, Township 30 South, Range 5 West, Willamette Meridian and being described as follows: Beginning at a 5/8" iron rod set in the north line of that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon from which the Southeast corner of D.L.C. 59 in the above said Township and Range bears S 34° 16' 11" W 759.65 feet; thence N 7° 05' W 88.63 feet to a 5/8" iron rod set in the south line of Canon Manor Addition, Douglas County, Oregon; thence along said south line N 82° 55' E 345.00 feet to a 5/8" iron rod set at the southeast corner of said subdivision; thence South 71.74 feet to a 5/8" iron rod set in the center of that certain water ditch as described in Volumn 16, Page 550 in the Deed Records of Douglas County, Oregon; thence along the center of said ditch S 47° 02' 27" W 29.74 feet to a 5/8" iron rod set at the northeast corner of the above said 50 foot easement; thence along the north line of said easement S 82° 55' W 312.05 feet to the point of beginning and containing 29895.17 square feet of land
Included with the above described parcel is that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon.

Parcel 3
SEE SHEET 2

Bl 5 Pg 16A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M 77-65 B

Parcel 3

A parcel of land lying in Section 34, Township 30 South, Range 5 West, Willamette Meridian and being described as follows: Beginning at a 5/8" iron rod set in the easterly line of a 60 foot dedicated road, said point being also on the north line of that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon and from which the southeast corner of D.L.C. 59 in the above said Township and Range bears S 25° 23' 09" W 706.72 feet; thence along said north line S 45° 00' E 32.97 feet to a 5/8" iron rod and N 82° 55' E 414.29 feet to a 5/8" iron rod set in the center of that certain water ditch as described in Volumn 16, Page 550 in the Deed Records of Douglas County, Oregon; thence along the centerline of said ditch S 32° 44' 59" W 58.80 feet to a 5/8" iron rod, S 45° 01' 38" W 165.03 feet to a 5/8" iron rod, S 21° 53' 09" W 37.87 feet to a 5/8" iron rod and S 34° 29' 28" E 27.57 feet to a 5/8" iron rod; thence leaving said centerline S 66° 37' 28" W 43.40 feet to a 5/8" iron rod at the northeast corner of that property as described in Instrument No. 77-21273 in the Deed Records of Douglas County, Oregon; thence along the north line of said property S 84° 20' 55" W 313.93 feet to a 5/8" iron rod set in the east line of the old Pacific Highway; thence along said east line along the arc of a 746.20 foot radius curve to the left (the long chord of which bears N 18° 25' 15" W) 166.18 feet to a 5/8" iron rod set in the south line of a 60 foot dedicated street; thence along said south line and along the easterly line of the above said 60 foot dedicated street N 65° 18' E 97.63 feet to a 5/8" iron rod and N 31° 44' 30" E 54.30 feet to the point of beginning and containing 2.076 acres of land.

Together with and subject to that certain 50 foot easement as described in Instrument No. 78-23268 in the Deed Records of Douglas County, Oregon.

FILED
RECEIVED JWH

JUN 25 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

APPROVALS:

Carl M. Hill, Chairman
City of Canyonville Planning Commission
Francis L. Ingram
Douglas County Surveyor

6/12/79
Date
6-25-79
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:

1979 JUN 25 11 56

BY Maryl [Signature]
DEPUTY
No. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-10097

B45 1976 B