

COUNTY SURVEYORS FILE DATA
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MAJOR LAND PARTITION

IN SECTION 16, T.26S. R.3W.W.M. - JULY 1979

FILED
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JUL 30 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
JB

PARTITIONER AND LEGAL OWNER: Bruce and Margie Hall
729 Lone Rock Road
Glide, Oregon 97443
496-3682

NUMBER OF LOTS: 3

WATER SUPPLY: Lots 1 and 2 - North Umpqua River
Lot 3 - Individual Well

SEWAGE DISPOSAL: Lot 1 - Glide Sewer (when available)
Lot 2 - Existing Septic System
Lot 3 - Sub-surface System

MAP PREPARED BY: AA Surveying Service, Inc.
P.O. Box 454
Roseburg, Oregon 97470
672-2096

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom

OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

DESCRIPTIONS:

PARCEL 1

Beginning at a 5/8" iron rod, from which the one-quarter corner common to Sections 9 and 16, T. 26 S., R. 3 W., W.M. bears, S 51°27'52" E 1406.34 feet and N 38°23' E 493.94 feet and N 0°09' E 1270.91 feet; thence N 51°27'52" W 329.62 feet to the center line of the North Umpqua River; thence downstream along said centerline S 42°22'09" W 189.94 feet to a point; thence leaving the centerline of said River, S 51°26'23" E 329.01 feet to a 5/8" iron rod; thence N 42°33'04" E 190.12 feet to the Point of Beginning, situated in Section 16, T. 26 S., R. 3 W., W.M., containing 1.25 acres, more or less; EXCEPT right-of-way for County Road No. 142; SUBJECT TO a 25 foot, non-exclusive roadway easement as described hereon.

PARCEL 2

Beginning at a 5/8" iron rod, from which the one-quarter corner common to Sections 9 and 16, T. 26 S., R. 3 W., W.M. bears S 51°27'52" E 539.76 feet and N 38°23' E 493.94 feet and N 0°09' E 1270.91 feet; thence N 51°27'52" W 866.58 feet to a 5/8" iron rod; thence S 42°33'04" W 190.12 feet to a 5/8" iron rod; thence S 51°26'23" E 879.81 feet to a 5/8" iron rod; thence N 38°33'37" E 190.04 feet to the Point of Beginning, situated in Section 16, T. 26 S., R. 3 W., W.M., containing 3.81 acres, more or less; SUBJECT TO and TOGETHER WITH a 25 foot, non-exclusive, roadway easement as described hereon.

PARCEL 3

Beginning at a 5/8" iron rod, from which the one-quarter corner common to Sections 9 and 16, T. 26 S., R. 3 W., W.M. bears N 38°23' E 493.94 feet and N 0°09' E 1270.91 feet; thence S 79°27' W 251.69 feet to a 5/8" iron rod; thence N 51°26'23" W 375.00 feet to a 5/8" iron rod; thence N 38°33'37" E 190.04 feet to a 5/8" iron rod; thence S 51°27'52" E 539.76 feet to the Point of Beginning, situated in Section 16, T. 26 S., R. 3 W., W.M., containing 2.0 acres, more or less; TOGETHER WITH a 25 foot, non-exclusive, roadway easement as described hereon.

EASEMENT

A 25 foot, non-exclusive, roadway easement being 12.5 feet on each side of the following described centerline:

Beginning at a point within the R/W of County Road No. 142, from which the one-quarter corner common to Sections 9 and 16, T. 26 S., R. 3 W., W.M. bears N 66°17'25" E 1698.61 feet; thence along the centerline of said easement S 51°27'52" E 1043.00 feet to the South line of Parcel 2 as shown on the annexed map and end of said easement, all situated in Section 16, T. 26 S., R. 3 W., W.M.

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:

APPROVALS:

Keith L. Cubic

Douglas County Planning Department

7/27/79

Date

Francis L. Ingram

Douglas County Surveyor

7-30-79

Date

JUL 31 4:11 PM '79

BY *Mary L. Deal*

DEPUTY

No. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

79-12110

96-5-12854

MAJOR LAND PARTITION

IN SECTION 16, T.26S. R.3W.W.M. - JULY 1979

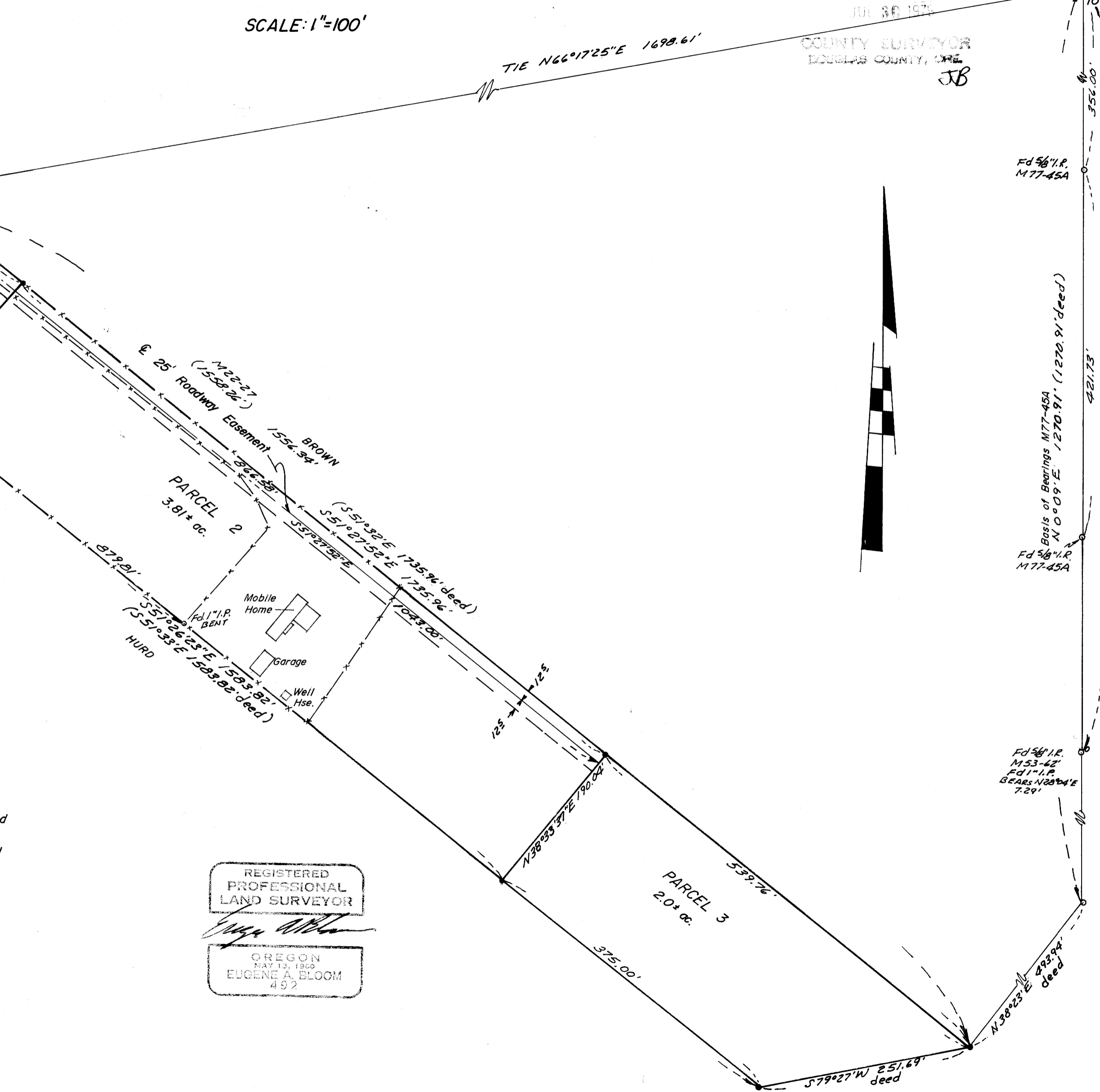
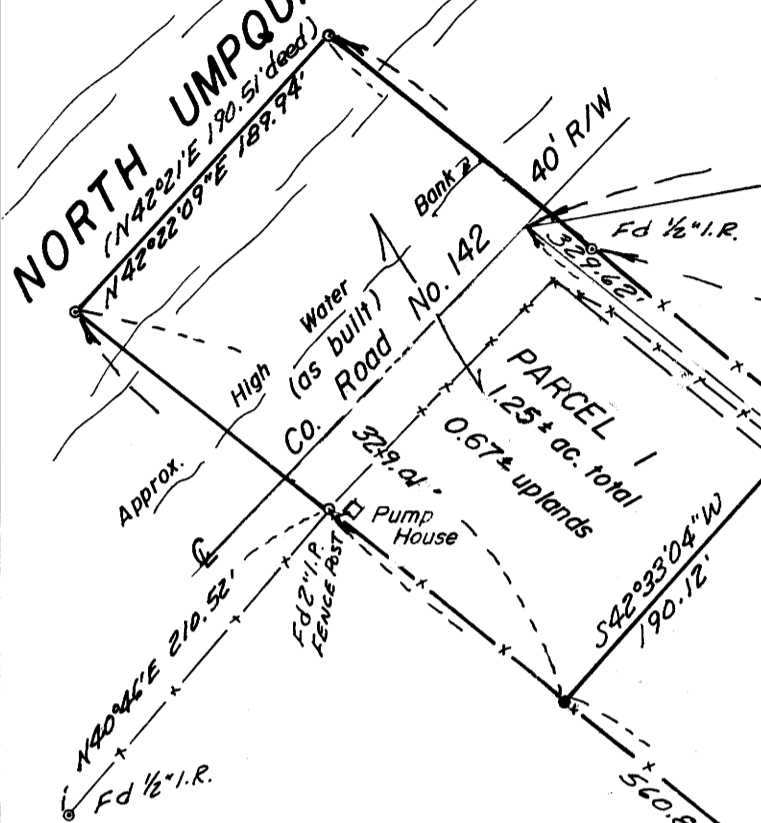
SCALE: 1"=100'

FILED ✓
RECEIVED JAN 1
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Fd. B.C. 29

NORTH UMPQUA RIVER
(N42°22'E 190.51' deed)
(N42°22'07"E 189.94')



NOTE: The Property shown between road and the river must remain as part of Parcel 1 and is not available for building development.

LEGEND

- — Set 5/8" iron rod
- — Point, is as noted

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MAP FILE M-78-20B

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