

MINOR LAND PARTITION IN SEC. 5 T24S R5W WM FEB. 1979

SCALE 1"=200'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER: SOUTH HILLS RANCHES, INC.
259 NORTH 9th.
COTTAGE GROVE, OREGON 97424

FILED
RECEIVED JHH

SEP 11 1979

LEGAL OWNER: DELMAR RICE ESTATE
DOUGLAS COUNTY PROBATE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NUMBER OF LOTS: 2

WATER SUPPLY: WELL

SEWAGE: SUB-SURFACE

MAP PREPARED BY: BAUGHMAN SURVEYING SERVICE
P.O. BOX 222
ROSEBURG, OREGON 97470
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

LEGEND

- SET 1/2" I.R.
- FD. 1/2" I.R.
- ⊙ FD. BRASS CAP

M. L. P. VOLUME 4 PAGE 60

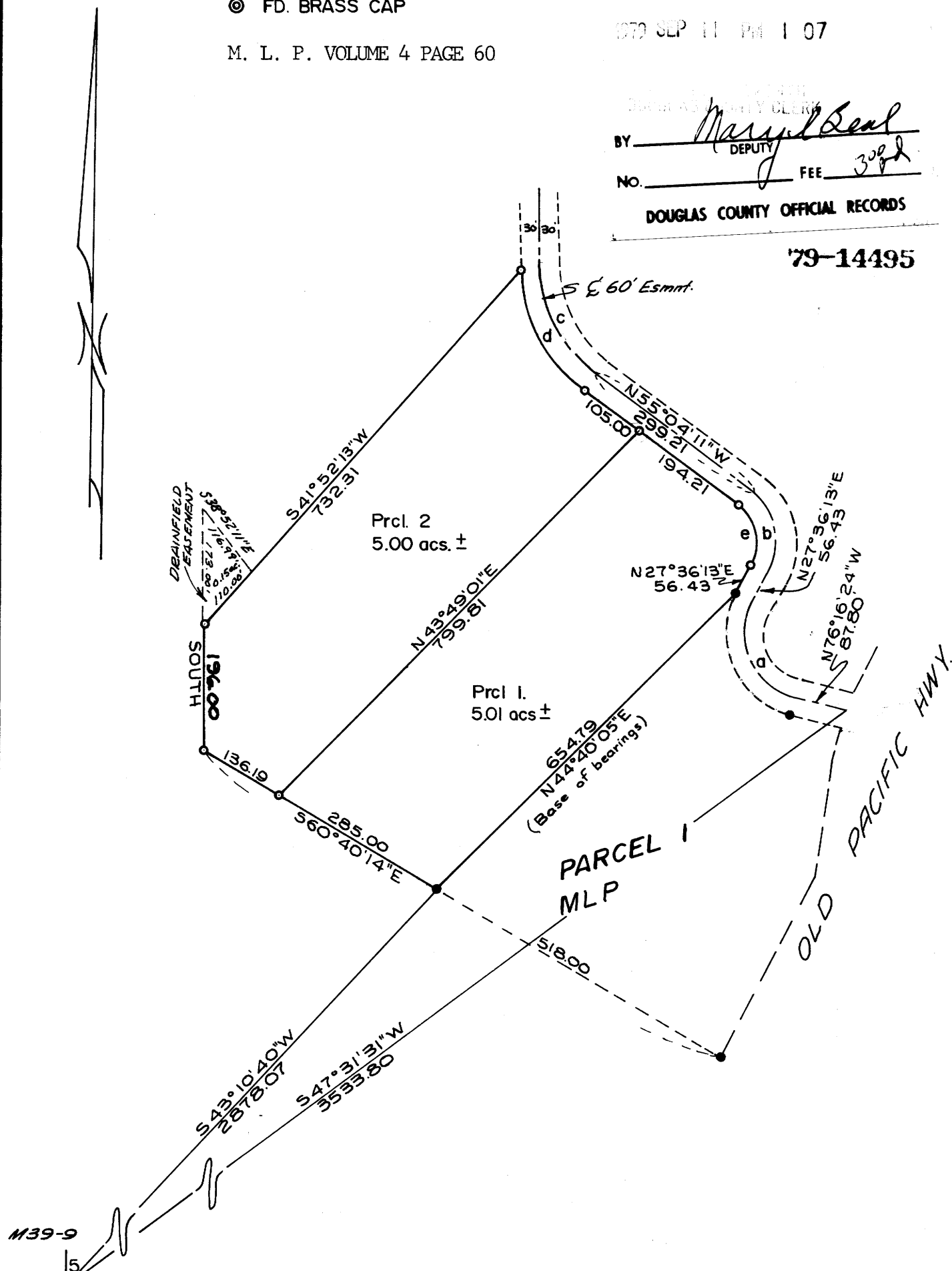
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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:

SEP 11 AM 1 07

BY *Mary Seal*
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-14495



DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod from which the section corner common to Sections 5, 6, 7 & 8 Township 24 S., Range 5 W.W.M. bears S. 43°10'40" W. 2878.07 feet: thence N. 44°40'05" E. 654.79 feet to a 1/2" iron rod: thence N. 27°36'13" E. 56.43 feet to a 1/2" iron rod: thence along an arc of a 70.00 foot radius curve left, (The long chord of which bears N. 13°43'59" W.) 101.60 feet to a 1/2" iron rod: thence N. 55°04'11" W. 194.21 feet to a 1/2" iron rod: thence S. 43°49'01" W. 799.81 feet to a 1/2" iron rod: thence S. 60°40'14" E. 285.00 feet to the Point of Beginning. The above described Parcel situated in Section 5, Township 24 S., Range 5 W.W.M. and contains 5.01 acres more or less. Together with a 60 foot easement along the following described center line. Beginning at a point on the Westerly R/W line of the old Pacific Hwy from which the section corner common to 5,6,7 & 8 Township 24 S., Range 5 W.W.M. bears S. 47°31'31" W. 3533.80 feet: thence N. 76°16'24" W. 87.80 feet: thence along the arc of a 100.00 foot radius curve right. (The long chord of which bears N. 24°20'05" W.) 181.30 feet: thence N. 27°36'13" E. 56.43 feet: thence along the arc of a 100.00 foot radius curve left. (The long chord of which bears N. 13°43'59" W.) 144.29 feet: thence N. 55°04'11" W. 299.21 feet.

PARCEL # 2

Beginning at a 1/2" iron rod from which the section corner common to Sections 5,6,7 & 8 Township 24 S., Range 5 W.W.M. bears S. 60°40'14" E. 285.00 feet and S. 43°10'40" W. 2878.07 feet: thence N. 43°49'01" E. 799.81 feet to a 1/2" iron rod: thence N. 55°04'11" W. 105.00 feet to a 1/2" iron rod: thence along the arc of a 230.00 foot radius curve right (The long chord of which bears N. 29°44'59" W.) 203.28 feet to a 1/2" iron rod: thence S. 41°52'13" W. 732.31 feet to a 1/2" iron rod: thence S. 196.00 feet to a 5/8" iron rod: thence S. 60°40'14" E. 136.19 feet to the point of beginning. The above described Parcel situated in Section 5, Township 24 S., Range 5 W.W.M. and contains 5.00 acres more or less. Together with a 60 foot easement along the following described center line. Beginning at a point on the Westerly R/W line of the old Pacific Hwy from which the section corner common to 5,6,7 & 8 Township 24 S., Range 5 W.W.M. bears S. 47°31'31" W. 3533.80 feet: thence N. 76°16'24" W. 87.80 feet: thence along the arc of 100.00 foot radius curve right. (The long chord of which bears N. 24°20'05" W.) 181.30 feet: thence N. 27°36'13" E. 56.43 feet: thence along the arc of a 100.00 foot radius curve left. (The long chord of which bears N. 13°43'59" W.) 144.29 feet: thence N. 55°04'11" W. 299.21 feet: thence along the arc of a 200.00 foot radius curve right (The long chord of which bears N. 29°44'59" W.) 176.77 feet.

** EASEMENT FOR DRAIN FIELD FOR PARCEL # 2

APPROVALS:

Keith L. Cubic
Planning Commission

9/4/79
Date

Francis L. Ingram
County Surveyor

9-11-79
Date

** TOGETHER WITH the following described Easement to be used for a drainfield.: Beginning at a 1/2" iron rod from which the Section Corner common to Section 5,6,7 & 8, Township 24 South, Range 5 West Willamette Meridian, bears South 196.00 feet and S 60°40'14" E 421.19 feet and S 43°10'40" W 2878.07 feet; thence North 173.00 feet to a point; thence S 38°52'11" E 116.99 feet to a point; thence S 41°52'13" W 110.00 feet to the Point of Beginning, situated in Section 5, Township 24 South, Range 5 West Willamette Meridian, containing 0.15 Acres more or less.

	△	R	L	CHORD	
a	103°52'37"	100.00	181.30	N 24°20'05" W	157.47
b	82°40'24"	100.00	144.29	N 13°43'59" W	132.10
c	50°38'24"	200.00	176.77	N 29°44'59" W	171.07
d	50°38'24"	230.00	203.28	N 29°44'59" W	196.73
e	82°40'24"	70.00	101.01	N 13°43'59" W	92.47

365-113