MAP FILE M80-18

A MINOR LAND PARTITION in Section 31, T28S, R7W, W.M.

FILED
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OCT 1 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER & LEGAL OWNER:

Billie Sigler
P.O. Box 1226,
Winston, OR 97496
679-4233

MAP PREPARED BY:

B.H.W. ENGINEERING & SURVEYING, INC.
1205 S.E. Court Street
Roseburg, Oregon 97470
673-0165

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian, said parcel being a portion of that property recorded in Instrument No. 78-15627 in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the South 1/16 corner common to Sections 31 and 32, Township 28 South, Range 7 West, W.M. bears S 83°33' E 1695.41 feet; thence N 78°22'32" W 241.50 feet to a 1/2" iron rod; thence N 35°38' W 199.19 feet to a 1/2" iron rod set in the Southeasterly right-of-way line of Oregon State Highway No. 42, thence along said easterly right-of-way line as follows: along the arc of a 663.30 foot radius curve to the right (the long chord of which bears N 44°32'39" E 33.53 feet) 33.53 feet to a 5/8" iron rod, N 44°00'35"W 20.00 feet to a 5/8" iron rod, and N 45°59'25" E 250.35 feet to a 1/2" iron rod; thence leaving said Southeasterly right-of-way line and running S 44°00'35" E 170.00 feet to a 1/2" iron rod; thence S 41°11'13" W 102.93 feet to a 1/2" iron rod; thence S 13°49'25" W 20.95 feet to a 1/2" iron rod; thence S 32°42' E 109.55 feet to a 1/2" iron rod; thence S 27°51'20" E 125.00 feet to the point of beginning and containing 1.79 acres of land, more or less.

The above described parcel is subject to a 25 foot wide roadway easement, the southerly and westerly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod from which point the South 1/16 corner common to Sections 31 and 32, Township 28 South, Range 7 West, Willamette Meridian bears S 83°33' E 1695.41 feet; thence N 78°22'32" W 241.50 feet and N 35°38' W 199.19 feet to the Southeasterly right-of-way line of Oregon State Highway No. 42 and there terminating.

PARCEL 2

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian, said parcel being a portion of that property recorded in Instrument No. 78-156727 in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the South 1/16 corner common to Sections 31 and 32, Township 28 South, Range 7 West, W.M. bears S 83°33' E 1695.41 feet; thence S 27°51'20" E 274.75 feet to a 5/8" iron rod; thence S 88°31'35" W 150.47 feet to a point in the center of Tenmile Creek; thence upstream along said centerline S 65°41'35" W 46.70 feet to a point; thence leaving said creek N 64°45'38" W 307.30 feet to a 1/2" iron rod; thence N 30°00' E 212.04 feet to a 1/2" iron rod; thence S 78°22'32" E 241.50 feet to the point of beginning and containing 2.04 acres of land, more or less.

Included with the above parcel is that 25 foot wide roadway easement more particularly described in the above described Parcel 1.

PARCEL 3

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian, said parcel being a portion of that property recorded in Instrument No. 78-15627 in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the South 1/16 corner common to Sections 31 and 32, Township 28 South, Range 7 West, Willamette Meridian bears S 83°33' E 1695.41 feet; thence N 27°51'20" W 125.00 feet to a 1/2" iron rod; thence N 59°52'14" E 297.44 feet to a 1/2" iron rod; thence S 4°31' E 501.46 feet to a 5/8" iron rod; thence S 88°31'35" W 110.00 feet to a 5/8" iron rod; thence N 27°51'20" W 274.75 feet to the point of beginning and containing 2.00 acres of land, more or less.

Included with the above parcel is that 25 foot wide roadway easement more particularly described in the above described Parcel 1.

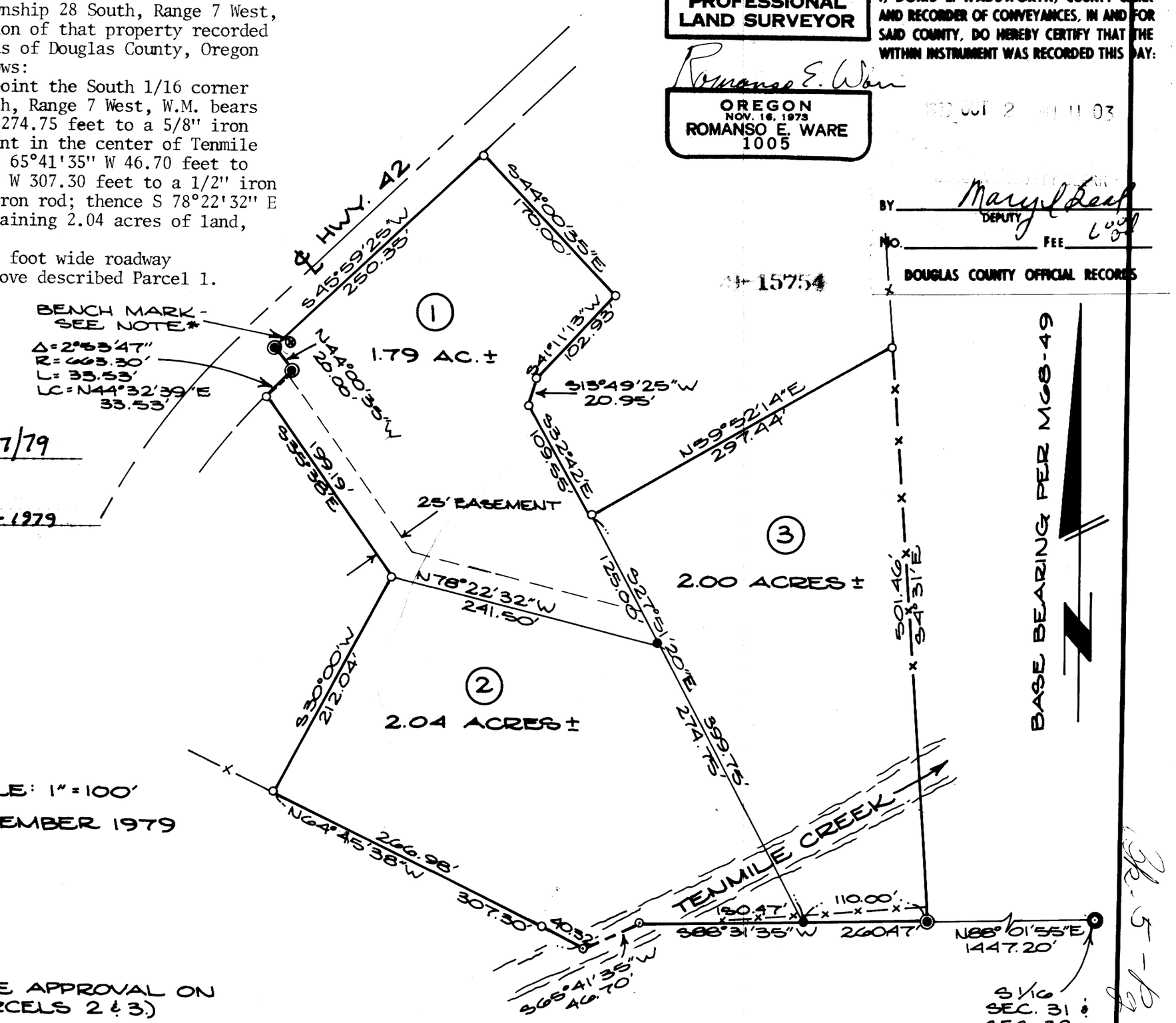
*NOTE: BENCHMARK:
NAME: SIGLER
YEAR: 1979
ELEV: 694.22
BASED ON STATE HIGHWAY BRASS CAP NO. L-76 - ELEV. 725.628, YEAR 1936.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON NOV. 16, 1973 ROMANSO E. WARE 1005

BY Mary L Leach DEPUTY
NO. _____ FEE _____
DOUGLAS COUNTY OFFICIAL RECORDS



APPROVALS:

Keith L. Cubic — 9/27/79
Douglas County Planning Dept. — Date

Larry E. Monson DEPUTY — 10-1-1979
Douglas County Surveyor — Date

LEGEND:

- ● - SET 5/8" IRON ROD
- ○ - FD. 1/2" IRON ROD
- ◉ - FD. 5/8" IRON ROD
- ◉ - FD. 3/4" IRON PIPE
- ⊙ - NOT SET
- ⊗ - SET BRASS CAP

SCALE: 1" = 100'
SEPTEMBER 1979

WATER: WELL
SEWER: SEPTIC TANK (NO SITE APPROVAL ON PARCELS 2 & 3)

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