

MAJOR LAND PARTITION  
N1/2, SEC. 29, T 21 S, R. 4 W, W.M.  
DOUGLAS COUNTY, OREGON  
JULY, 1979

FILED  
RECEIVED  
SEP 17 1979  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP FILE - A.B.C. - 2-A

DESCRIPTION PARCEL 1

Commencing at the Section Corner common to Sections 19, 20, 29 and 30, Township 21 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence along the north line of Section 29, South 89° 49' 13" East, 1929.22 feet to the northwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29; thence along the west line of said East one-half, South 0° 30' 18" East, 585.84 feet to a 5/8 inch iron rod set on the southerly right of way line of Bear Creek Road (County Road no. 62) as traveled; thence along the said southerly right of way line, 20.00 feet opposite of and parallel to the centerline of said Bear Creek Road, South 68° 55' 57" East, 81.82 feet to a point of curve; thence along the arc of a 1810.00 foot radius curve to the right (the long chord bears South 66° 14' 17" East, 170.18 feet) a distance of 170.24 feet to a point of reverse curve; thence along the arc of a 475.00 foot radius curve to the left (the long chord bears South 72° 28' 12" East, 147.41 feet) a distance of 148.01 feet to a point of tangency; thence South 8° 23' 48" East, 226.05 feet to a point of curve; thence along the arc of a 1080.00 foot radius curve to the right (the long chord bears South 77° 08' 29" East, 160.27 feet) a distance of 160.42 feet to a point of tangency; thence South 72° 53' 10" East, 140.03 feet to a point of curve; thence along the arc of a 768.00 foot radius curve to the right (the long chord bears South 65° 38' 14" East, 193.81 feet) a distance of 194.33 feet to the center of a Creek (no name) for the TRUE POINT OF BEGINNING; thence continuing along said southerly right of way line along the arc of a 768.00 foot radius curve to the right (the long chord bears South 56° 52' 30" East, 40.58 feet) a distance of 40.58 feet to a point of tangency; thence South 55° 21' 39" East, 119.41 feet to a point of curve; thence along the arc of a 970.00 foot radius curve to the left (the long chord bears South 60° 28' 35" East, 172.98 feet) a distance of 173.21 feet to a point of tangency; thence South 65° 35' 31" East, 332.16 feet to a 5/8 inch iron rod set on the west line of the parcel of land as described in Book 545, Page 849, Douglas County, Oregon Deed Records; thence along said west line South 12° 30' 00" West, 329.4 feet to the centerline of Bear Creek; thence along the centerline of said Bear Creek as it meanders; North 76° 51' 58" West, 88.54 feet; thence South 88° 49' 51" West, 147.03 feet; thence North 51° 57' 11" West, 58.41 feet; thence North 36° 52' 12" West, 75.00 feet; thence North 73° 34' 40" West, 99.04 feet; thence North 46° 44' 09" West, 70.04 feet; thence North 36° 40' 28" West, 117.20 feet; thence South 88° 15' 51" West, 66.03 feet; thence North 61° 36' 25" West, 168.24 feet; thence North 27° 12' 58" West, 25.16 feet to the southerly end of the centerline of a Creek (no name) thence along the centerline of said Creek as it meanders, North 39° 05' 38" East, 103.88 feet; thence North 75° 33' 21" East, 68.15 feet; thence North 43° 56' 21" East, 76.38 feet; thence North 34° 28' 19" East, 118.89 feet to the point of beginning.

DESCRIPTION PARCEL 2

Commencing at the Section Corner common to Section 19, 20, 29 and 30, Township 21 South, Range 4 West, Willamette Meridian Douglas County, Oregon; thence along the north line of Section 29, South 89° 49' 13" East, 1929.22 feet to the northwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29; thence along the west line of said East one-half, South 0° 30' 18" East, 585.84 feet to a 5/8 inch iron rod set on the southerly right of way line of Bear Creek Road (County Road no. 62) as traveled for the TRUE POINT OF BEGINNING; thence along the said southerly right of way line, South 68° 55' 57" East, 81.82 feet to a point of curve; thence along the arc of a 1810.00 foot radius curve to the right (the long chord bears South 66° 14' 17" East, 170.18 feet) a distance of 170.24 feet to a point of reverse curve; thence along the arc of a 475.00 foot radius curve to the left (the long chord bears South 72° 28' 12" East, 147.41 feet) a distance of 148.01 feet to a point of tangency; thence South 81° 23' 48" East, 226.05 feet to a point of curve; thence along the arc of a 1080.00 foot radius curve to the right (the long chord bears South 77° 08' 29" East, 160.27 feet) a distance of 160.42 feet to a point of tangency; thence South 72° 53' 10" East, 140.03 feet to a point of curve; thence along the arc of a 768.00 foot radius curve to the right through a central angle of 14° 29' 51" (the long chord bears South 65° 38' 14" East, 193.81 feet) a distance of 194.33 feet to the center of a Creek (no name); thence along the centerline of said creek as it meanders South 34° 28' 19" West, 118.89 feet; thence South 43° 56' 21" West, 76.38 feet; thence South 75° 33' 21" West, 68.15 feet; thence South 39° 05' 38" West, 103.88 feet to intersect the centerline of Bear Creek; thence along the centerline of said Bear Creek as it meanders, North 27° 12' 58" West, 53.55 feet; thence South 68° 24' 58" West, 97.86 feet; thence North 63° 07' 49" West, 84.08 feet; thence South 85° 14' 11" West, 24.08 feet; thence South 58° 20' 21" West, 70.49 feet; thence North 53° 46' 15" West, 125.21 feet; thence South 46° 30' 27" West, 107.52 feet; thence North 22° 11' 25" West, 82.08 feet; thence North 3° 26' 01" West, 50.09 feet; thence North 45° 00' 00" West, 36.78 feet; thence North 67° 01' 38" West, 99.92 feet; thence North 76° 49' 05" West, 59.11 feet; thence North 65° 26' 12" West, 122.72 feet; thence North 77° 22' 53" West, 34.46 feet to the West line of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29; thence along the said west line North 0° 30' 18" West, 310.0 feet to the point of beginning.

Together with an road easement 25.00 feet in width over and across the above described property the centerline of which is described as follows: Commencing at the Section Corner common to Section 19, 20, 29, and 30, Township 21 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence along the north line of Section 29, South 89° 49' 13" East, 1929.22 feet to the northwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29; thence along the west line of said East one-half, South 0° 30' 18" East, 585.84 feet to a 5/8 inch iron rod set on the southerly right of way line of Bear Creek Road (County Road no. 62) as traveled; thence along said southerly right of way line, South 68° 55' 57" East, 30.15 feet to the TRUE POINT OF BEGINNING; thence leaving said southerly right of way line, South 44° 25' 12" East, 132.66 feet; thence South 25° 45' 35" East, 49.16 feet; thence South 6° 58' 04" West, 46.50 feet; thence South 21° 25' 37" West, 152.44 feet to the centerline of Bear Creek for the point of termination.

DESCRIPTION PARCEL 3

Commencing at the Section Corner Common to Sections 19, 20, 29 and 30, Township 21 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence along the north line of Section 29, South 89° 49' 13" East, 1929.22 feet to the northwest corner of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29; thence along the west line of said East one-half, South 0° 30' 18" East, 585.84 feet to a 5/8 inch iron rod set on the southerly right of way line of Bear Creek Road (County Road no. 62) as traveled; thence continuing along the said west line, South 0° 30' 18" East, 310.0 feet to the centerline of Bear Creek for the TRUE POINT OF BEGINNING; thence along the said Creek centerline as it meanders, South 77° 22' 53" East, 34.46 feet; thence South 65° 26' 12" East, 122.72 feet; thence South 76° 48' 05" East, 59.11 feet; thence South 67° 01' 38" East, 99.92 feet; thence South 45° 00' 00" East, 36.78 feet; thence South 3° 26' 01" East, 50.09 feet; thence South 22° 11' 25" East, 82.08 feet; thence North 46° 30' 27" East, 107.52 feet; thence South 53° 46' 15" East, 125.21 feet; thence North 58° 20' 21" East, 70.49 feet; thence North 85° 14' 11" East, 24.08 feet; thence South 63° 07' 49" East, 84.08 feet; thence South 61° 36' 25" East, 168.24 feet; thence South 27° 12' 58" East, 78.71 feet; thence South 36° 40' 28" East, 67.02 feet to the South line of the North one-half of the Northeast one-quarter of Section 29; thence along said south line, North 89° 57' 35" West, 414.29 feet to the southwest corner of said North one-half; thence along the south line of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 29, North 89° 57' 38" West, 655.80 feet to a 5/8 inch iron rod set at the southwest corner of said East one-half; thence along the west line of the said East one-half, North 0° 30' 18" West, 427.1 feet to the point of beginning. Together with a 25.00 foot wide road easment as described in Parcel 2.

PARTIONER: GLEN HALL  
74219 LONDON ROAD  
COTTAGE GROVE, OREGON 97424

LEGAL OWNERS: C.A. LABHART & NORMAN ELROD  
23301 RIDGE ROUTE DRIVE #148  
LAGUNA HILLS, CALIF. 97653

MAP PREPARED BY: JAMES E. ANDREWS, SURVEYING  
25 NORTH SIXTH  
COTTAGE GROVE, OREGON 97424

NUMBER OF LOTS: 3

WATER SUPPLY: WELL

SEWAGE: INDIVIDUAL SEPTIC TANK

APPROVALS

*Keith L. Cubic*  
PLANNING COMMISSION

9/11/79  
DATE

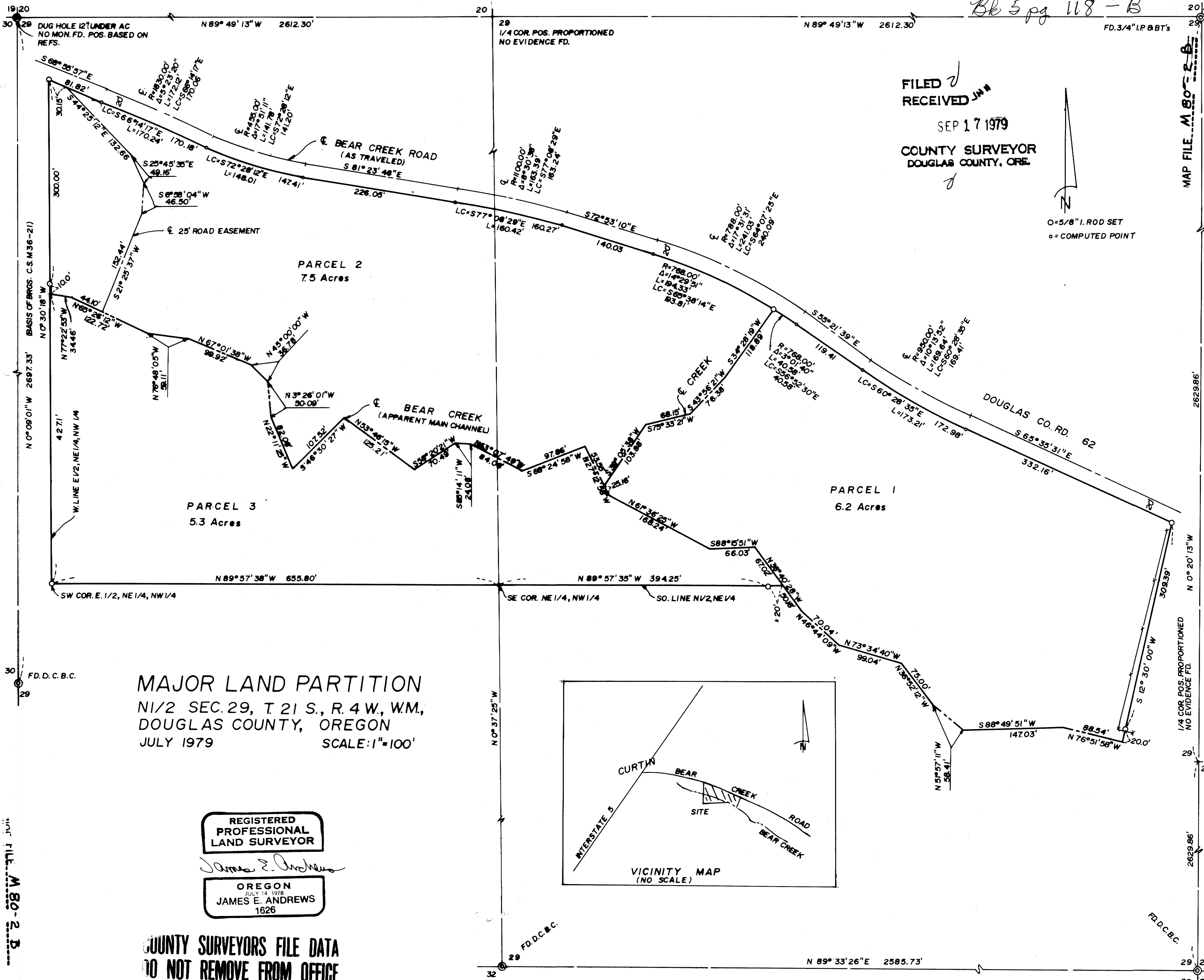
*James E. Andrews*  
COUNTY SURVEYOR

9-17-79  
DATE

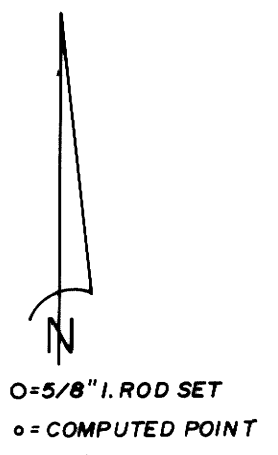
STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.  
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:  
1979 SEP 18 PM 2 10  
DOUGLAS COUNTY CLERK  
BY: *Mary Deel*  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Andrews*  
OREGON  
JULY 14, 1978  
JAMES E. ANDREWS  
1626



FILED ✓  
RECEIVED JAW  
SEP 17 1979  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



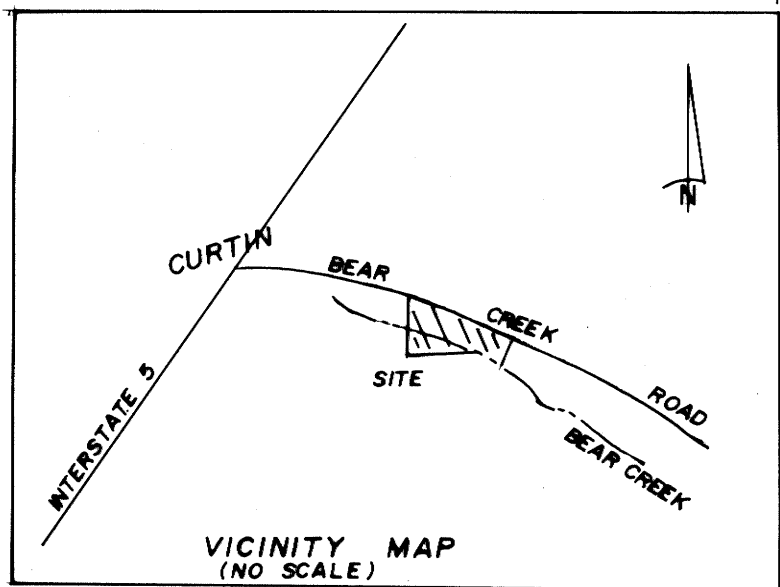
MAJOR LAND PARTITION  
N1/2 SEC. 29, T 21 S., R. 4 W., W.M.,  
DOUGLAS COUNTY, OREGON  
JULY 1979 SCALE: 1"=100'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Andrews*

OREGON  
JULY 14 1978  
JAMES E. ANDREWS  
1626

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



FILE M 80-2-B

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