

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 Deed*
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Andrews

OREGON
JULY 14, 1978
JAMES E. ANDREWS
1626