

# MAJOR LAND PARTITION

IN SECTION 16, T.27S. R.5W. W.M. - SCALE: 1"=200'

JUNE 1979 COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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:

FILED  
RECEIVED

NOV 1 1979

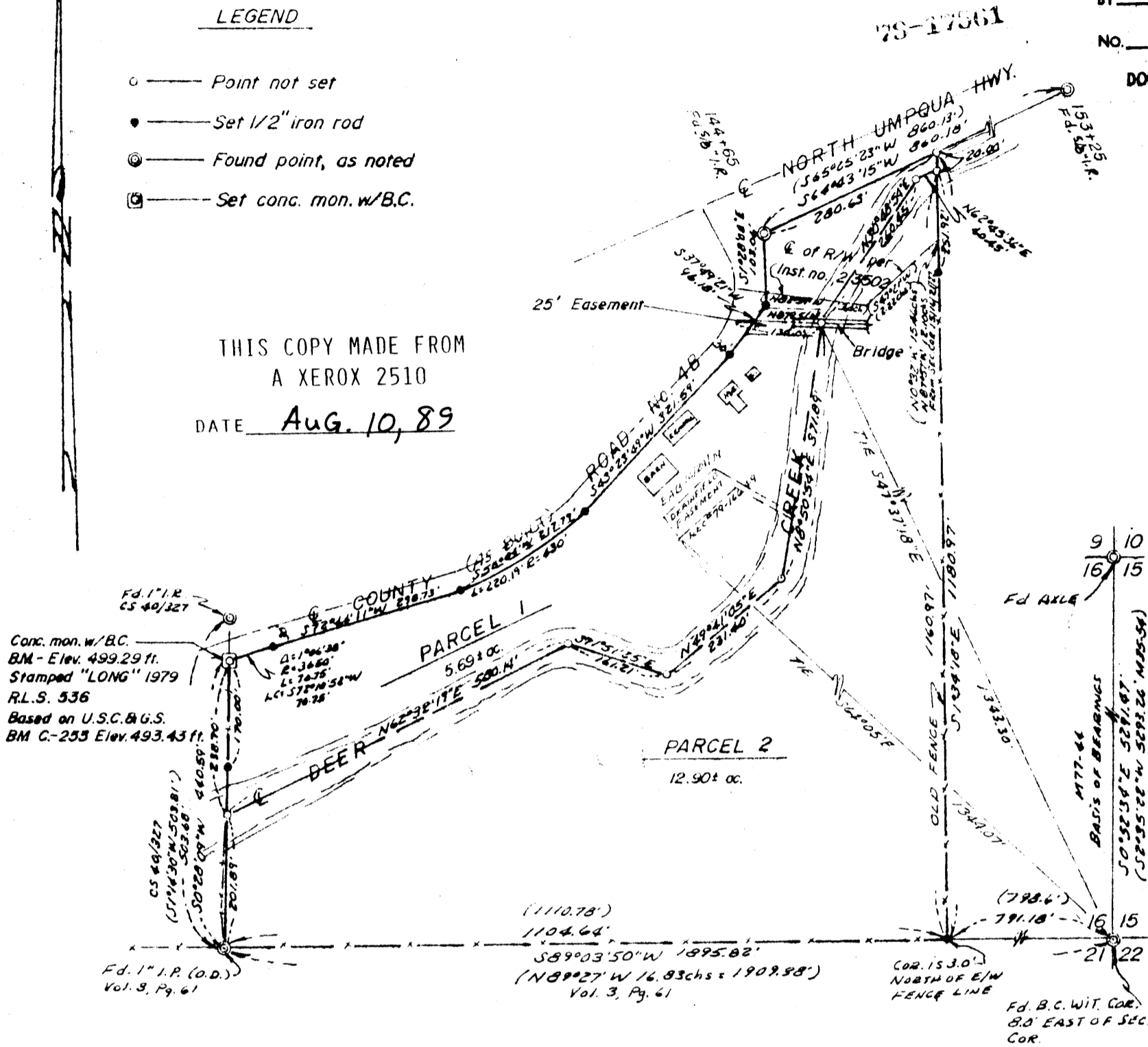
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

### LEGEND

- o — Point not set
- — Set 1/2" iron rod
- ⊙ — Found point, as noted
- ⊠ — Set conc. mon. w/B.C.

THIS COPY MADE FROM  
A XEROX 2510

DATE Aug. 10, 89



BY Margaret [Signature]  
DEPUTY  
NO. \_\_\_\_\_ FEE 3.75

### DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONER: GARY & ELIDA LONG  
4467 DOUGLAS AVENUE  
ROSEBURG, OREGON 97470  
672-3193

LEGAL OWNER OF RECORD:  
CHARLES & SHIRLEY COLGROVE  
4467 DOUGLAS AVENUE  
ROSEBURG, OREGON 97470  
% GARY & ELIDA LONG

LOTS: 2  
WATER: ROSEBURG  
SEWER: SEPTIC SYSTEM

MAP PREPARED BY:  
BAUGHMAN TECHNICAL SERVICES  
5157 N. UMPQUA HIGHWAY  
ROSEBURG, OREGON 97470  
673-0966

### APPROVALS:

Keith L. Cubic 10/31/79  
PLANNING COMMISSION DATE

[Signature] 11-1-79  
COUNTY SUEYOR DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
GLEN B. BAUGHMAN  
536

### PARCEL # 1:

Beginning at a point on the Southerly Right of Way Line of the North Umpqua Highway, from which the Section Corner common to Sections 15, 16, 21 & 22, Township 27 South, Range 5 West Williamette Meridian, bears S1°34'18"E, 1180.97 feet and N89°03'50"E, 791.18 feet; Thence S64°43'15"W along said Southerly Right Of Way Line 280.65 feet to a 5/8" iron rod; thence along the Easterly and Southerly Right Of Way Line of County Road No. 4-B, S1°28'08"E, 103.06 feet to a 1/2" iron rod and S37°49'21"W, 96.18 feet to a 1/2" iron rod and S43°23'49"W, 321.59 feet to a 1/2" iron rod and along an arc of a 430 foot radius curve right (the long chord of which bears S58°04'W) 220.19 feet to a 1/2" iron rod and S72°44'11"W, 298.73 feet to a 1/2" iron rod and along an arc of a 3650 foot radius curve left (the long chord of which bears S72°10'52"W) 70.75 feet to a concrete monument with a Brass Cap; thence leaving the said Right Of Way Line, S0°28'09"W, 238.70 feet to a point on the center line of Deer Creek; thence along the center line of Deer Creek N62°32'19"E, 580.14 feet and S71°51'25"E, 161.21 feet and N49°41'05"E, 231.40 feet and N8°50'54"E, 371.89 ft. and N30°48'54"E, 260.45 ft. and N62°45'36"E, 40.45 ft.; thence leaving said Creek Center Line, N1°34'18"W, 20.00 ft. to the Point of Beginning, situated in Section 16, Township 27 South, Range 5 West Williamette Meridian, containing 5.69 acres, more or less.

SUBJECT TO A 25 FOOT ROADWAY AND UTILITIES EASEMENT being 12.5 feet on each side of the following described center line. Beginning at a point on the center line of Deer Creek, from which the Section corner common to Sections 15,16,21 and 22, Township 27 South, Range 5 West Williamette Meridian, bears S47°37'18"E, 1343.30 feet; thence along said center line N87°51'W, 130 feet to a point in County Road No. 4-B, and end of said easement.

ALSO, SUBJECT TO A 20 FOOT RIGHT OF WAY as described in Recorder's No. 23502, Deed Records of Douglas County, Oregon.

### PARCEL # 2:

Beginning at a 1/2" iron rod from which the Section Corner common to Sections 15,16,21 & 22, Township 27 South, Range 5 West Williamette Meridian, bears N89°03'50"E, 791.18 feet; thence S89°03'50"W, 1104.64 feet to a 1" iron pipe (O.D.); thence N0°28'09"E 201.89 feet to a point on the center line of Deer Creek, thence along the centerline of Deer Creek, N62°32'19"E, 580.14 feet and S71°51'25"E, 161.21 feet and N49°41'05"E, 231.40 feet and N8°50'54"E, 371.89 feet and N30°48'54"E, 260.45 feet and N62°45'36"E, 40.45 feet; thence leaving said Creek S1°34'18"E along the West Boundary of the lands described in Recorder's No. 43293, Deed Records of Douglas County, Oregon, 1160.97 feet to the Point of Beginning, situated in Section 16, Township 27 South, Range 5 West Williamette Meridian, containing 12.90 acres more or less.

TOGETHER WITH A 25 FOOT ROADWAY AND UTILITIES EASEMENT, being 12.5 feet on each side of the following described center line.

Beginning at a point on the center line of Deer Creek, from which the Section Corner common to Sections 15,16,21 and 22, Township 27 South, Range 5 West Williamette Meridian, bears S47°37'18"E, 1343.30 feet; thence along said center line N87°51W, 130 feet to a point in County Road No. 4-B, and end of said easement.

SUBJECT TO A 20 FOOT RIGHT OF WAY as described in Recorder's No. 23502 Deed Records of Douglas County, Oregon.