

COUNTY SURVEYORS FILE DATA
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MAJOR LAND PARTITION

N.W. 1/4 SECTION 20, T. 26 S., R. 3 W., W.M.

DOUGLAS COUNTY, OREGON

NOVEMBER 1979 SCALE 1"=100'

JAN 16, 1980

COUNTY SURVEYOR
DOUGLAS COUNTY DEE

PARTITIONER: Dick Arwood
P.O. Box 630
Glide, Oregon 97443
496-3276

DESCRIPTIONS: Parcel No. 1

LEGAL OWNER: Carl Ken Hansen
729 Grandview Street
Glide, Oregon 97443
496-3668

Beginning at a 1/2" iron pipe from which the 1/4 corner common to Sections 19 & 20 T. 26 S., R. 3 W., W.M. bears S 24°26'54" W 1471.57 feet; thence N 31°16'28" W 445.55 feet to a 1/2" iron rod which is the True Point of Beginning; thence N 31°16'28" W 219.00 feet to a 1/2" iron rod on the Southerly R/W line of Grandview Street; thence N 58°30'31" E 199.80 feet along the Southerly R/W line of Grandview Street to a 1/2" iron rod; thence S 31°16'28" E 219.00 feet to a 1/2" iron rod; thence S 58°30'31" W 199.80 feet to the Point of Beginning.

NUMBER OF LOTS: 2

The parcel described contains 1.00 acres, more or less, and is subject to a 25 foot non-exclusive easement on the Easterly side and is located in the Northwest 1/4 of Section 20, T. 26 S., R. 3 W., W.M., in Douglas County, Oregon.

SEWER: Glide-Idleyld Sewer Dist. (when available)

WATER: Glide Water Assoc.

Parcel No. 2

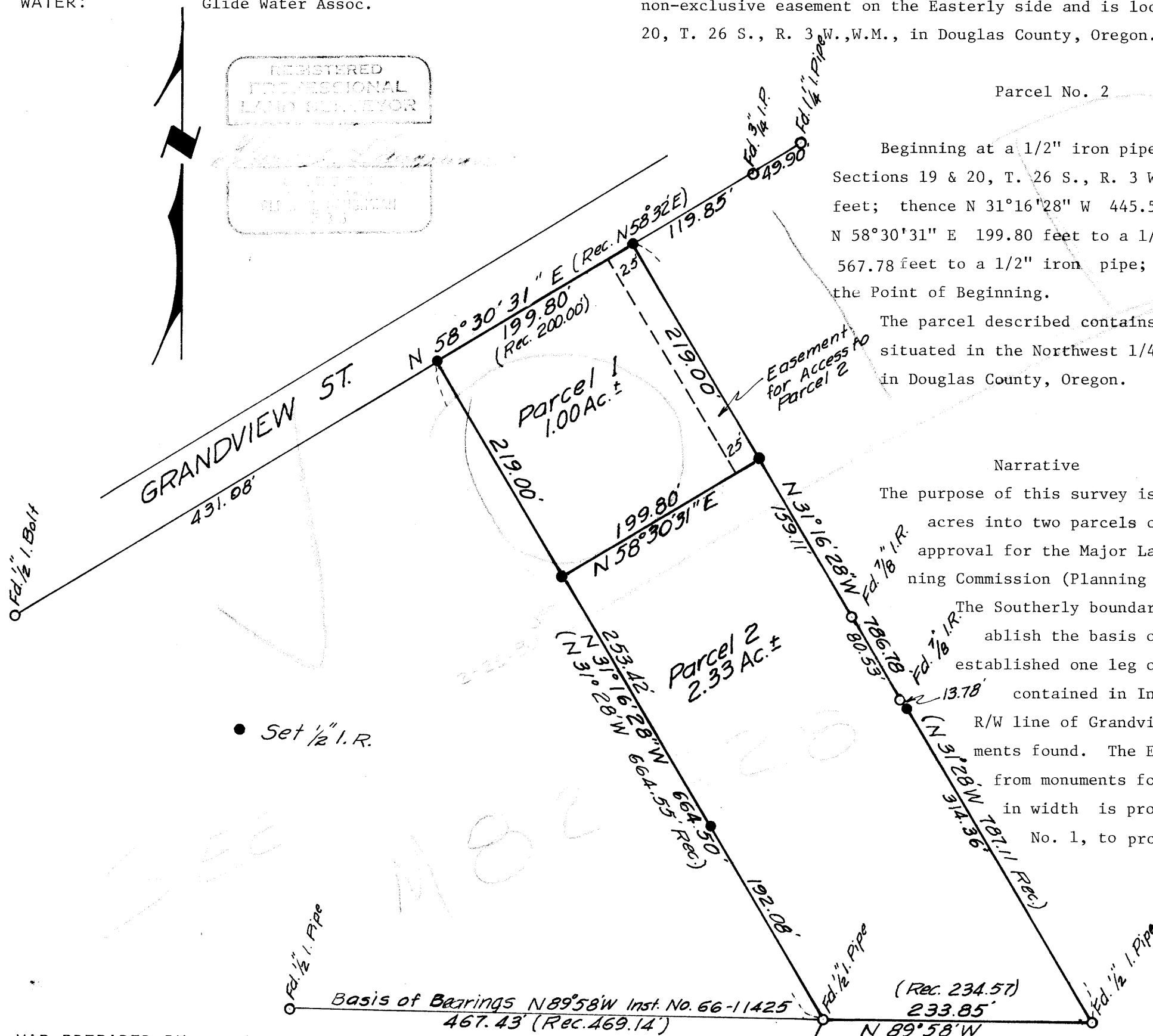
Beginning at a 1/2" iron pipe from which the 1/4 corner common to Sections 19 & 20, T. 26 S., R. 3 W., W.M. bears S 24°26'54" W 1471.57 feet; thence N 31°16'28" W 445.55 feet to a 1/2" iron rod; thence N 58°30'31" E 199.80 feet to a 1/2" iron rod; thence S 31°16'28" E 567.78 feet to a 1/2" iron pipe; thence N 89°58' W 233.85 feet to the Point of Beginning.

The parcel described contains 2.33 acres, more or less and is situated in the Northwest 1/4 of Section 20, T. 26 S., R. 3 W., W.M. in Douglas County, Oregon.

Narrative

The purpose of this survey is to divide one parcel containing 3.33 acres into two parcels of 1.00 and 2.33 acres. Tentative approval for the Major Land Partition was granted by the Planning Commission (Planning Dept. File No. 79-141).

The Southerly boundary of the parcel was selected to establish the basis of bearings, since this course also established one leg of the two legged section corner tie contained in Instrument No. 66-11425. The Southerly R/W line of Grandview Street was established from monuments found. The Easterly boundary was established also from monuments found on that line. An easement 25 feet in width is provided on the Easterly side of Parcel No. 1, to provide access to Parcel No. 2.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

FRANCIS L. INGRAM
1-16-80

Set 1/2" I.R.

MAP PREPARED BY: Baughman Technical Services, Inc.
P.O. Box 222
Roseburg, Oregon 97470
673-0966

APPROVALS:

Keith L. Cubic 12/17/79
Planning Commission Date

Francis L. Ingram 1-16-80
County Surveyor 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:

1980 JAN 16 AM 11 58

BY Mary L. Deal
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-00781