

FILED & RECEIVED

MAR 10 1980

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

# A MINOR LAND PARTITION

IN LOT I, SECTION 25, T. 21 S., R. 12 W., W. M.

Map Prepared By -

A & M Engineering

2785 FRONTAGE ROAD REEDSPORT, OREGON 97467 271-2551

Legal Owner of Record -

Raymond D. and Bernice A. Gardner EAST GARDNER

Total Number of Lots - Two

Water Supply - Well

Sewer Supply - Septic - Approved by D.E.Q.

## DESCRIPTIONS

### Parcel 1

Beginning at a point on the south corner of the property conveyed to Raymond D. & Bernice A. Gardiner in book 376, page 433, said point bears N. 2° 03' 00" E. a distance of 593.30 feet from the meander corner between Lot 1 of section 25 and Lot 5 of Section 26, Township 21 South, Range 12 West, Willamette Meridian; thence N. 38° 00' 00" E. a distance of 319.90 feet along said county right-of-way; thence N. 52° 00' 00" W. a distance of 50.00 feet; thence West a distance of 50.89 feet to a point on the easterly right-of-way of County Road #48; thence S. 30° 29' 30" W. along said right-of-way a distance of 51.77 feet; thence S. 22° 59' 45" W. along said right-of-way a distance of 84.98 feet; thence S. 44° 52' 20" W. along said right-of-way a distance of 48.15 feet; thence S. 5° 59' 44" W. a distance of 126.60 feet to the point of beginning and containing 0.44 acres more or less.

### Parcel 2

Beginning at a point at the end of County Rd. #29-B right-of-way and the westerly right-of-way of the Southern Pacific Railroad, said point bears N. 17° 33' 16" E. a distance of 853.99 feet from the meander corner between Lot 1 of Section 25 and Lot 5 of Section 26, Township 21 South, Range 12 West, Willamette Meridian; thence northeasterly along said railroad right-of-way to its intersection with the right-of-way of County Road #48, the chord of which bears N. 36° 11' 00" E. a distance of 197.00 feet; thence N. 59° 30' 00" W. along said right-of-way a distance of 74.24 feet; thence S. 66° 01' 46" W. along said right-of-way a distance of 116.46 feet; thence S. 30° 29' 30" W. along said right-of-way a distance of 114.99 feet; thence East a distance of 50.89 feet; thence S. 52° 00' 00" E. a distance of 100.00 feet to the point of beginning and containing 0.58 acres more or less.

PARCEL # 2  
0.58 acres

PARCEL # 1  
0.44 acres

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.

I, DONALD 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 MAR 11 AM 8 45

DONALD L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary Deibel  
DEPUTY  
No. 609 FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

80-03520

SCALE: 1" = 50'

DATE: 12-05-79

### Approvals:

Keith L. Cubic  
DOUGLAS COUNTY PLANNING DEPT.

2/25/80  
DATE

Gregory E. Deibel  
DOUGLAS COUNTY SURVEYOR DEPUTY

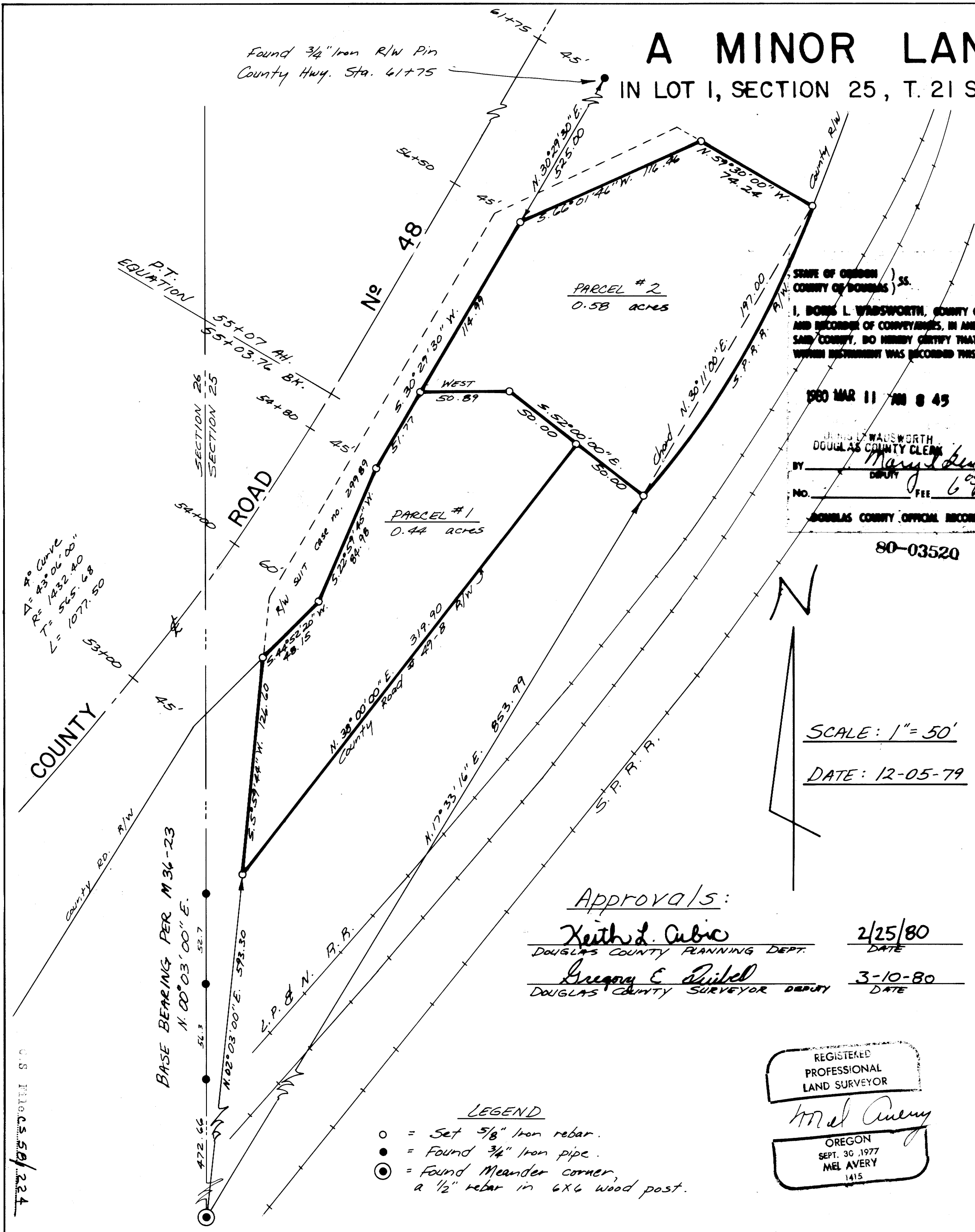
3-10-80  
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Mel Avery  
OREGON  
SEPT. 30, 1977  
MEL AVERY  
1415

### LEGEND

- = Set 5/8" Iron rebar.
- = Found 3/4" Iron pipe.
- ⊙ = Found Meander corner, a 1/2" rebar in 6x6 wood post.



Curve  
R = 93.06' 00"  
T = 1232.40'  
L = 565.68'  
53+00

P.T. EQUATION  
55+07 AH.  
55+03.76 BK.  
SECTION 26  
SECTION 25  
ROAD

COUNTY

BASE BEARING PER M 36-23  
N. 00° 03' 00" E.  
52.7  
52.7  
52.7

C.S. FILE 80-03520/224

C.S. FILE 80-03520/224

Map File M 82-4

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

M 82-41

FILED  
RECEIVED JHM

MAR 10 1980

March 6, 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Jean H. Holder  
Subdivision Specialist  
Douglas County Surveyor's Office  
Room 205 Justice Building  
Roseburg, Ore. 97470

Re: Ray Gardner Minor Land Partition

Dear Jan;

In regard to your questions concerning the Railroad Right-Of-Way adjacent to the minor partition, the right-of-way is described in Vol 68 P.579, Douglas Co. records and was used as the basis of bearing for a survey (M36-23), by Mr. Warren Hootman in 1968. Mr. Wilford Haines has also performed a survey (M31-78) for Mr. Gardner to establish property boundaries for a deed description. In retracing Mr. Gardner's lines the deed description was followed concerning the railroad right-of-way.

No other road R/W monuments were found in the vicinity of the minor partition.

For your information A. & M. Engineering will no longer be doing business under that name.

All future correspondence can be sent to Parametrix Inc. at the same address.

Phone. 271-4844

Sincerely,

PARAMETRIX, INC.



William H. Martin

WHM/JL

## Parametrix, Inc.

Consultants in Engineering & Environmental Sciences

2785 Frontage Road Reedsport, Oregon 97467

503-271-4844

C. S. File No. CS 58/224N