

A MINOR LAND PARTITION

lying in SW 1/4, Section 11, T28S, R6W, W.M.

FILED ϕ
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MAR 27 1980

For: H. J. & Laura Chandler
4614 S.W. Carnes Rd.
Roseburg, Oregon

By: BHW Engineering & Surveying
1205 S.E. Court
Roseburg, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

Scale: 1" = 50' COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
February 1980 ϕ

Legend:

- - FD. 5/8" IRON ROD
- - FD. 3/4" IRON PIPE
- - SET 5/8" IRON ROD

Sewer: Green Sanitary District
Water: Roberts Creek Water District

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DESCRIPTIONS:

PARCEL NO. 1

A parcel of land lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 75-15642 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod, said point being the Southeast corner of Lot 11, "HILLSIDE GARDENS", lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, as recorded in Volume 9, Page 13 in the Plat Records of Douglas County, Oregon; thence along the South line of said "HILLSIDE GARDENS" S 88°23'33" E 238.52 feet to a 5/8" iron rod in a fenceline, said point being the Northwest corner of that property described in Instrument No. 79-19535 in the Deed Records of Douglas County, Oregon; thence along the West and South lines of said property S 7°16' E 93.84 feet to a 5/8" iron rod and S 88°54'20" E 100.00 feet to a 5/8" iron rod in the West-erly right-of-way line of County Road No. 16; thence along said Westerly right-of-way line S 7°16' E 21.20 feet to a 5/8" iron rod in a fenceline, said point being the Northeast corner of that property described in Instrument No. 79-15196 in the Deed Records of Douglas County, Oregon; thence along said fenceline, being the North and West lines of said property described in Instrument No. 79-15196, N 88°54'20" W 149.77 feet to a 3/4" iron pipe and S 3°36'10" W 20.26 feet to a 5/8" iron rod; thence leaving said fenceline and running N 89°22'54" W 101.55 feet to a 5/8" iron rod; thence S 0°34'08" E 90.00 feet to a 5/8" iron rod in the North right-of-way line of Chandler Drive; thence along said North right-of-way line the following courses: N 89°23' W 25.24 feet to a 5/8" iron rod, along the arc of a 70 foot radius curve to the right (the long chord of which bears N 63°56'53" W 60.13 feet) 62.15 feet to a 5/8" iron rod and along the arc of a 130 foot radius curve to the left (the long chord of which bears N 63°56'53" W 111.66 feet) 115.42 feet to a 5/8" iron rod; thence along the East line of Lot 1, Block 4, "FIRST ADDITION TO HILLSVIEW SUBDIVISION" as recorded in Volume 15, Page 68 in the Plat Records of Douglas County, Oregon N 1°20'31" E 129.10 feet to a 5/8" iron rod; thence S 89°23' E 75.00 feet to a 5/8" iron rod; thence N 0°37' E 25.00 feet to the point of beginning and containing 1.22 acres of land, more or less.

PARCEL NO. 2

A parcel of land lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 75-15642 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Southeast corner of Lot 11, "HILLSIDE GARDENS" as recorded in Volume 9, Page 13 in the Plat Records of Douglas County, Oregon bears N 35°50'39" W 171.45 feet; thence S 89°22'54" E 101.55 feet to a 5/8" iron rod in a fenceline, said point being on the West line of that property described in Instrument No. 79-15196 in the Deed Records of Douglas County, Oregon; thence along said West line S 3°36'10" W 90.10 feet to a 5/8" iron rod on the North right-of-way line of Chandler Drive; thence along said North right-of-way line N 89°23' W 95.00 feet to a 5/8" iron rod; thence leaving said North right-of-way line and running N 0°34'08" W 90.00 feet to the point of beginning and containing 0.20 acres of land, more or less.

The above described Parcel No. 2 is subject to a 10 foot wide utility easement, being the Easterly 10 feet of said Parcel No. 2.

APPROVALS:

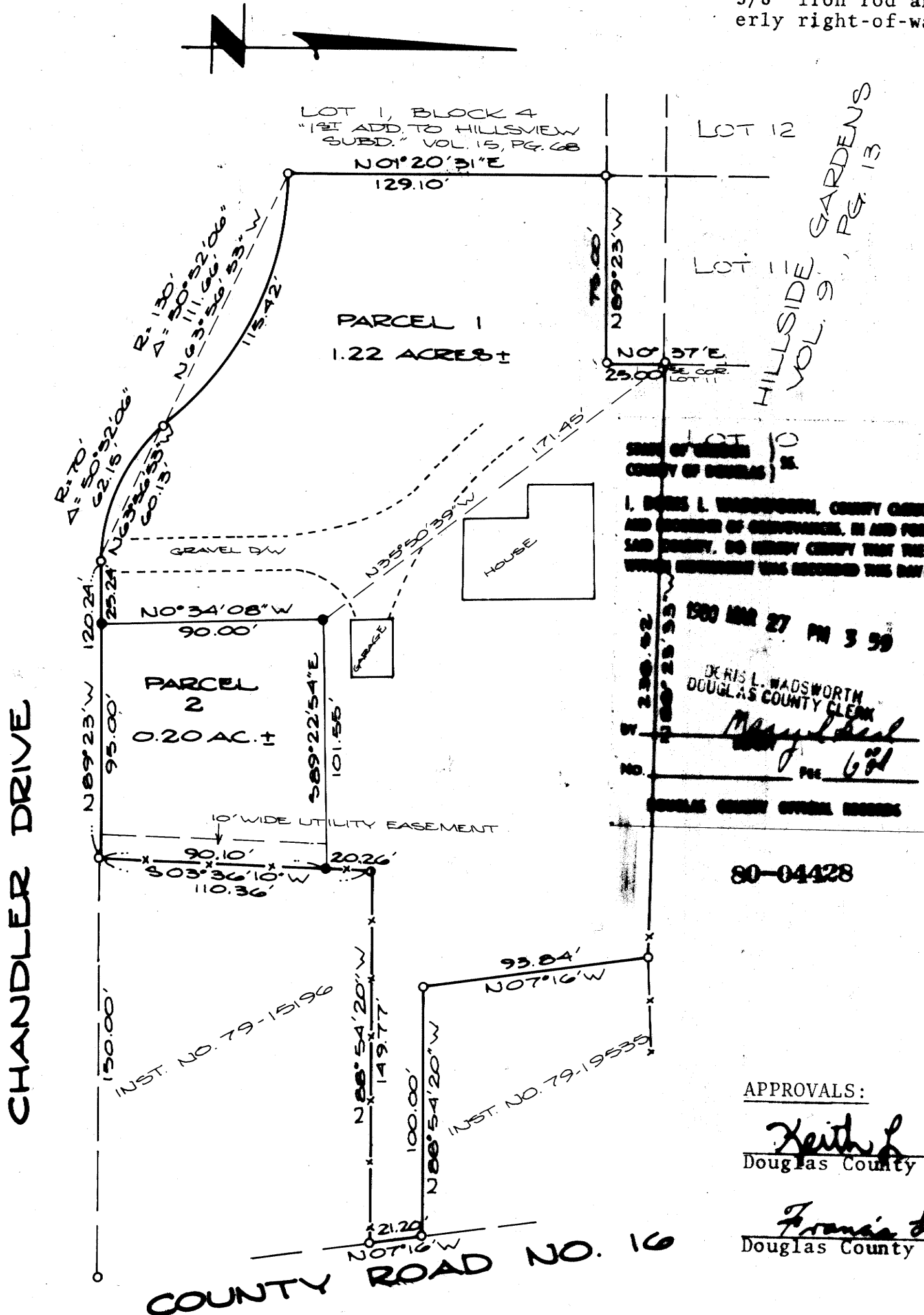
Keith L. Aubie
Douglas County Planning Department

3/25/80
Date

Francis L. Ingram
Douglas County Surveyor

3-27-80
Date

BASE BEARING PER M63-64.



80-04428