

# A MINOR LAND PARTITION

lying in Government Lot 4, SW 1/4, Section 9, T26S, R3W, W.M.

### PARTITIONERS & OWNERS:

ESTON & EVELYN DUMONT  
8884 LITTLE RIVER ROAD  
GLIDE OR 97443  
AND  
BRICE & BOBBY CAMPMAN  
8584 LITTLE RIVER ROAD  
GLIDE OR 97443

### SURVEYOR:

BHW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, OREGON 97470

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

FILED  
RECEIVED JWH

APR 28 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

FOUND -  
12" ASH BT.  
TO MEANDER  
CORNER -  
MONUMENT  
DESTROYED

WATER: WELL

SEWER: EACH PARCEL ON THIS MINOR LAND PARTITION HAS AN AREA OR SITE ELIGIBLE FOR SERVICE BY THE GLIDE SEWAGE SYSTEM (BECAUSE THEY ARE WITHIN 600' OF THE MAIN LINE) WHICH WILL BE EFFECTIVE 7-1-1980. NO SUBSURFACE SEWAGE SITE APPROVAL HAS BEEN OBTAINED FOR THESE PARCELS.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, A CERTIFIED ENGINEERING GEOLOGIST (PER ORS 672.695) MUST CERTIFY THAT ROADS, DRIVEWAYS, DWELLINGS AND OTHER BUILDINGS WILL NOT CAUSE MASS MOVEMENT ON OR TO ADJUTING PROPERTIES.

### LEGEND:

- - SET 3/8" IRON ROD
- - FD. MONUMENT AS NOTED

SCALE: 1" = 50'  
APRIL 1980

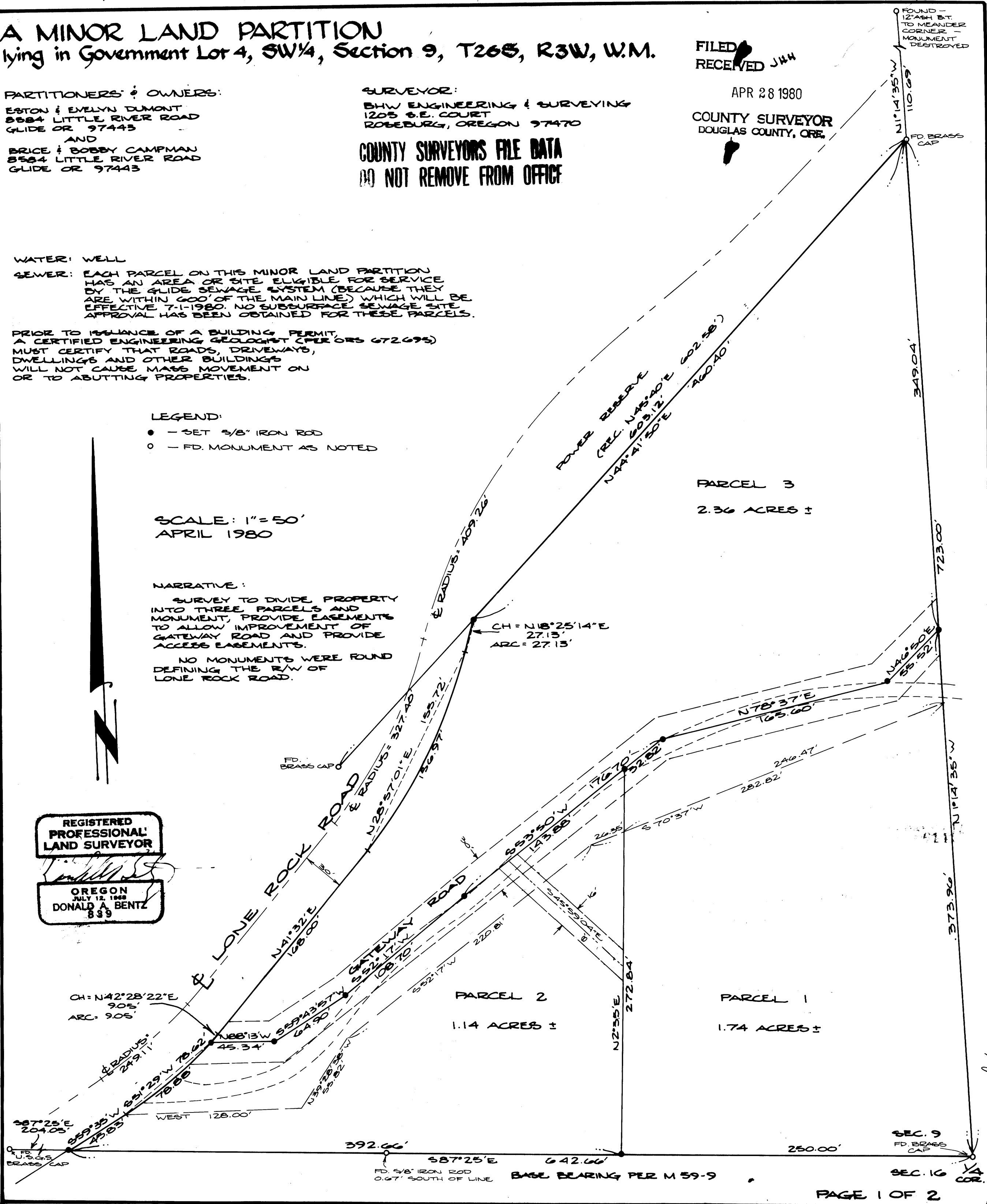
### NARRATIVE:

SURVEY TO DIVIDE PROPERTY INTO THREE PARCELS AND MONUMENT, PROVIDE EASEMENTS TO ALLOW IMPROVEMENT OF GATEWAY ROAD AND PROVIDE ACCESS EASEMENTS.

NO MONUMENTS WERE FOUND DEFINING THE R/W OF LONE ROCK ROAD.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
839



7/21/80  
475 pg 519

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DOUGLAS COUNTY, ORE.

PARCEL 1

A portion of Government Lot 4, Section 9, Township 27 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more fully described as:

Beginning at a 5/8" iron rod on the Section line between Sections 9 and 16 of said Township and Range, said point is N 87°25' W 250.00 feet from the 1/4 Corner common to Sections 9 and 16; thence N 2°35' E 272.84 feet to the centerline of a 30 foot wide Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal; thence the following courses along the centerline of said road: N 53°50' E 32.82 feet, N 78°37' E 165.60 feet and N 46°50' E 55.52 feet to the East line of said Lot 4; thence S 1°14'35" E 373.96 feet along said East line to the 1/4 Corner common to said Sections 9 and 16; thence N 87°25' W 250.00 feet to the point of beginning and containing 1.74 acres of land, more or less.

TOGETHER WITH a right of use over the Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal and easements adjacent to the road necessary to provide access to Lone Rock Road.

ALSO TOGETHER WITH a 16 foot wide easement from the Gateway Road to the West Line of the above described property, 8 feet either side of a centerline more fully described as:

Beginning at a point on the centerline of the aforementioned Gateway Road, said point bears N 55°36'44" W 391.60 feet from the 1/4 Corner common to said Sections 9 and 16; thence S 45°59'04" E to the West Line of the above described parcel.

SUBJECT TO Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal.

ALSO SUBJECT TO an easement to provide area for improvement to the Gateway Road described above said easement contiguous to and south of the above described road and bounded on the south by a line more fully described as:

Beginning at a point on the East Line of Government Lot 4, said point bears N 1°14'35" W 320.96 feet from the 1/4 Corner common to Sections 9 and 16; thence S 70°37'00" W 246.47 feet to a point on the West Line of the above described parcel.

PARCEL 2

A portion of Government Lot 4, Section 9, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more fully described as:

Beginning at a 5/8" iron rod on the Section Line between Sections 9 and 16 of said Township and Range, said point is N 87°25' W 250.00 feet from the 1/4 Corner common to Sections 9 and 16; thence N 2°35' E 272.84 feet to the centerline of a 30 foot wide Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal; thence along the centerline of said road the following courses: S 53°50' W 143.88 feet, S 52°17' W 108.70 feet, S 59°43'57" W 64.90 feet and N 88°13' W 45.34 feet to a 5/8" iron rod on the East right of way line of Lone Rock Road, 30 feet from centerline of said Road; thence along said East Line along the arc of a 279.11 foot radius curve to the right (the long chord of which bears S 51°29' W 78.62 feet) 78.88 feet thence S 59°35' W 45.83 feet to a 5/8" iron rod on the Section Line between said Sections 9 and 16; thence leaving said right of way line, along the Section Line between Sections 9 and 16 S 87°25' E 392.66 feet to the point of beginning and containing 1.14 acres of land, more or less.

SUBJECT TO Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal.

ALSO SUBJECT TO an easement to provide area for improvement to the Gateway Road described above, said easement contiguous to and southeasterly of the above described road and bounded by a line more fully described as:

Beginning at a point on the East Line of the above described parcel, said point bears N 87°25' W 250.00 feet and N 2°35' E 228.05 feet from the 1/4 Corner common to Sections 9 and 16, Township 26 South, Range 3 West; thence S 70°37'00" W 26.35 feet; thence S 52°17' W 220.81 feet; thence S 39°28'38" W 55.82 feet thence West 128.00 feet to a point on the right of way line of Lone Rock Road, said point bears N 59°35' E 45.83 feet from the Southwest Corner of the above described property.

ALSO SUBJECT TO a 16 foot wide easement for access to the adjacent parcel to the East, said easement being 8 feet either side of a centerline more fully described as:

Beginning at a point on the centerline of the aforementioned Gateway Road, said point bears N 55°36'44" W 391.60 feet from the 1/4 Corner common to said Sections 9 and 16; thence S 45°59'04" E to the East Line of the above described parcel.

PARCEL 3

A portion of Government Lot 4, Section 9, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more fully described as:

Beginning at a 5/8" iron rod in the East Line of said Government Lot 4, said point bears N 1°14'35" W 373.96 feet from the 1/4 Corner common to Sections 9 and 16, said point also being on the centerline of a Gateway Road established by proceeding in Volume 17, Page 400, County Court Journal; thence leaving said East Line and along the centerline of said Gateway Road the following courses: S 46°50' W 55.52 feet, S 78°37' W 165.60 feet, S 53°50' W 176.70 feet, S 52°17' W 108.70 feet, S 59°43'57" W 64.90 feet and N 88°13' W 45.34 feet to a 5/8" iron rod on the East right of way line of Lone Rock Road, 30 feet from centerline of said Road; thence along said East Line along the arc of a 279.11 foot radius curve to the left (the long chord of which bears N 42°28'22" E 9.05 feet) 9.05 feet; thence N 41°32' E 168.00 feet; thence along the arc of a 357.40 foot radius curve to the left (the long chord of which bears N 28°57'01" E 155.72 feet) 156.97 feet to a point of reversing curve; thence along the arc of a 379.26 foot radius curve to the right (the long chord of which bears N 18°25'14" E 27.13 feet) 27.13 feet to the Northwesterly Line of Government Lot 4; thence leaving said right of way N 44°41'50" E 460.40 feet along said Northwesterly Line to a brass cap on the East Line of said Lot 4; thence S 1°14'35" E 349.04 feet along said East Line to the point of beginning and containing 2.36 acres of land, more or less.

SUBJECT TO Gateway Road as established by proceeding in Volume 17, Page 400, County Court Journal.

APPROVALS:

Keith L. Cubic 4/24/80  
Planning Department Date

Francis L. Ingram 4-28-80  
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 APR 29 PM 3 33

80-06141

DOUGLAS COUNTY CLERK  
BY Mary K. Keel  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

Blk 4 pg 54B