

# MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA  
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IN THE NW 1/4 SECTION 21, T.26S. R.6W. W.M.

JUN 18 1980

JUNE 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

BS

**PARTITIONER:**

Le Roy Wagner  
&  
1042 Arcadia Dr.  
Roseburg, Oregon 97470  
**LEGAL OWNER:**  
672-5371

**No. LOTS:** 2

**WATER SUPPLY:**

Umpqua Basin Water Association

**SEWAGE:**

Sub-surface

**MAP PREPARED BY:**

A A Surveying Service, Inc.  
P.O. Box 454  
Roseburg, Oregon 97470  
672-2096

**DESCRIPTIONS:**

**Parcel 1**

A parcel of land lying in the northwest one-quarter of 21, Township 26 South, Range 6 West Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod, from which the southeast corner of D.L.C. No. 61, T.26S. R.6W.W.M. bears, S71°45'06"E 348.17 feet and N0°23'02"W 590.78 feet and N88°06'E 1030.00 feet and N88°05'E 878.35 feet; thence S 48°13'56"W 330.35 feet to a 5/8" iron rod; thence S 15°50' 25" W 159.61 feet to a 5/8" iron rod; thence S 0°27'11"W 179.48 feet to a 5/8" iron rod; thence S 11°47'32"E 118.90 feet to a 5/8" iron rod set in the Northerly line of that 60 foot dedicated road as described in Inst. No. 72-7200 Deed Records of Douglas County, Oregon; thence along said Northerly line S 64°01'53"W 65.94 feet to a 5/8" iron rod set at the Southeast corner of that property described in Inst. No. 76-4838 Deed Records of Douglas County, Oregon; thence along the East line of said property N 0°15'04"W 1138.26 feet to a 5/8" iron rod; thence running 20.00 feet from and parallel with the South line of the above said D.L.C. No. 61 N 88°06'E 328.61 feet to a PK nail; thence S0°22'18"E 450.81 feet to the point of beginning, situated in Section 21, T.26S. R.6W.W.M., containing 4.91 acres of land more or less.

SUBJECT TO a non-exclusive roadway easement for ingress and egress, described as follows:

Beginning at a 5/8" iron rod, from which the Southeast corner of D.L.C. No. 61, T.26S. R.6W.W.M. bears, S71°45'06"E 348.17 feet and N0°23'02"W 590.78 feet and N88°06'E 1030.00 feet and N88°05'E 878.35 feet; thence S48°13'56"W 330.35 feet to a 5/8" iron rod; thence S 15°50'25"W 159.61 feet to a 5/8" iron rod; thence S 0°27'11"W 179.48 feet to a 5/8" iron rod; thence S 11°47'32"E 118.90 feet to a 5/8" iron rod set in the Northerly line of that 60 foot dedicated road as described in Inst. No. 72-7200 Deed Records of Douglas County, Oregon; thence along said Northerly line S 64°01'53"W 65.94 feet to a 5/8" iron rod set at the Southeast corner of that property described in Inst. No. 76-4838 Deed Records of Douglas County, Oregon; thence along the East line of said property N 0°15'04"W 452.03 feet to a point; thence N 48°13'56"E 439.82 feet to a point; thence S 0°22'18"E 46.66 feet to the point of beginning, situated in Section 21, T.26S. R.6W.W.M.

**Parcel 2**

A parcel of land lying in the northwest one-quarter of Section 21, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod said rod being the Northwest corner of that property as described in Inst. No. 76-16673 Deed Records of Douglas County, Oregon, from which the Southeast corner of D.L.C. 61 of the above said Township and Range bears N0°23'02"W 20.00 feet, N 88°06'E 1030.00 feet and N 88°05'E 878.35 feet; thence along the West line of said property S 0°23'02"E 570.78 feet to a 5/8" iron rod; thence N 71°45'06"W 348.17 feet to a 5/8" iron rod; thence N 0°22'18"W 450.81 feet to a PK nail; thence running 20.00 feet from and parallel with the South line of the above D.L.C. No. 61, N 88°06'E 329.94 feet to the Point of Beginning, situated in Section 21, T.26S. R.6W.W.M., containing 3.87 acres of land, more or less.

TOGETHER WITH a non-exclusive roadway easement for ingress and egress, described as follows:

Beginning at a 5/8" iron rod, from which the Southeast corner of D.L.C. No. 61, T.26S. R.6W.W.M. bears, S 71°45'06"E 348.17 feet and N 0°23'02"W 590.78 feet and N 88°06'E 1030.00 feet and N 88°05'E 878.35 feet; thence S 48°13'56"W 330.35 feet to a 5/8" iron rod; thence S 15°50' 25"W 159.61 feet to a 5/8" iron rod; thence S 0°27'11"W 179.48 feet to a 5/8" iron rod; thence S 11°47'32"E 118.90 feet to a 5/8" iron rod set in the Northerly line of that 60 foot dedicated road as described in Inst. No. 72-7200 Deed Records of Douglas County, Oregon; thence along said Northerly line S 64°01'53"W 65.94 feet to a 5/8" iron rod set at the Southeast corner of that property described in Inst. No. 76-4838 Deed Records of Douglas County, Oregon; thence along the east line of said property N 0°15'04"W 452.03 feet to a point; thence N 48°13'56"E 439.82 feet to a point thence S 0°22' 18"E 46.66 feet to the Point of Beginning, situated in Section 21, T.26S. R.6W.W.M.

*Keith L. Cubic*

DOUGLAS COUNTY PLANNING DEPARTMENT

6/18/80

DATE

*Larry E. Moman* DEPUTY

DOUGLAS COUNTY SURVEYOR

6-18-80

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 JUN 18 PM 2 44

BY *Margaret Deal*  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-08383

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492

MAP FILE M64-3-B

# MAJOR LAND PARTITION

IN THE NW 1/4 SECTION 21, T.26S. R.6W. W.M.

JUNE 1980 — SCALE: 1"=100'

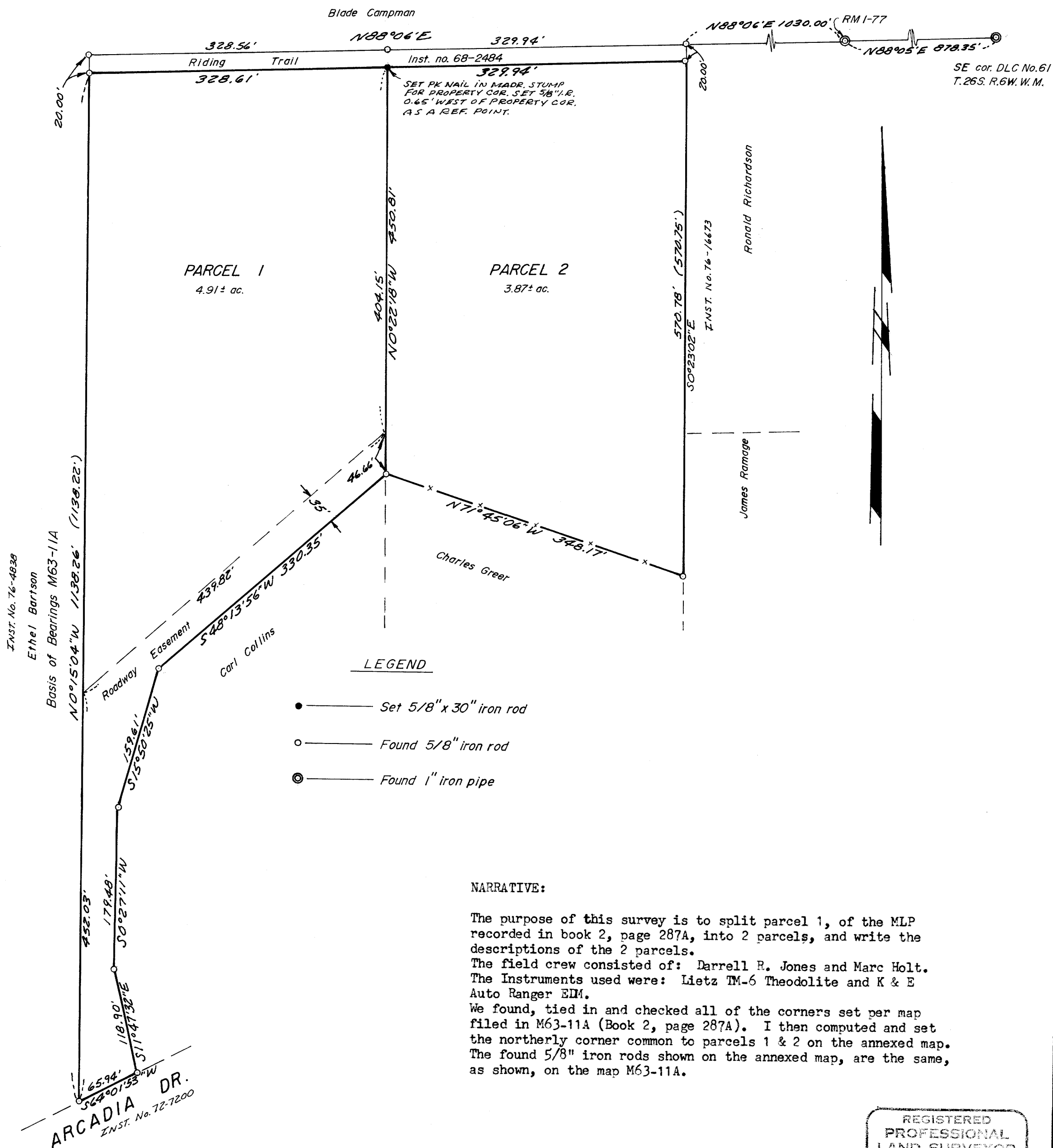
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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

35



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eugene A. Bloom*

OREGON  
MAY 19, 1960  
EUGENE A. BLOOM  
492

SHEET 2 OF 2

MAP FILE M64-3-B 162-80FB52

DB 6-19-1978