

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

FILED
RECEIVED

JUL 15 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

1980 JUL 16 PM 2 34

PARTITIONER:

ROY KEENE
1511 SE STEPHENS
ROSEBURG, OREGON 97470
673-5514

BY Maryl Deal
DEPUTY

No. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

DEUNY & BEVERLY CUMPTON
496 WESTVIEW DRIVE
ROSEBURG, OREGON 97470
673-8274

NO. OF PARCELS: 2

WATER SUPPLY: UMPQUA BASIN WATER

SEWER: SEPTIC

MINOR LAND PARTITION

NW 1/4 SECTION 14, TOWNSHIP 26 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, OREGON
APRIL, 1980 SCALE: 1" = 200'

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 NE VINE ST.
ROSEBURG, OREGON 97470
672-7151

SURVEYOR: RUSSELL T. PINARD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell T. Pinard
OREGON
JULY 16, 1971
RUSSELL T. PINARD
358

CURVE DATA

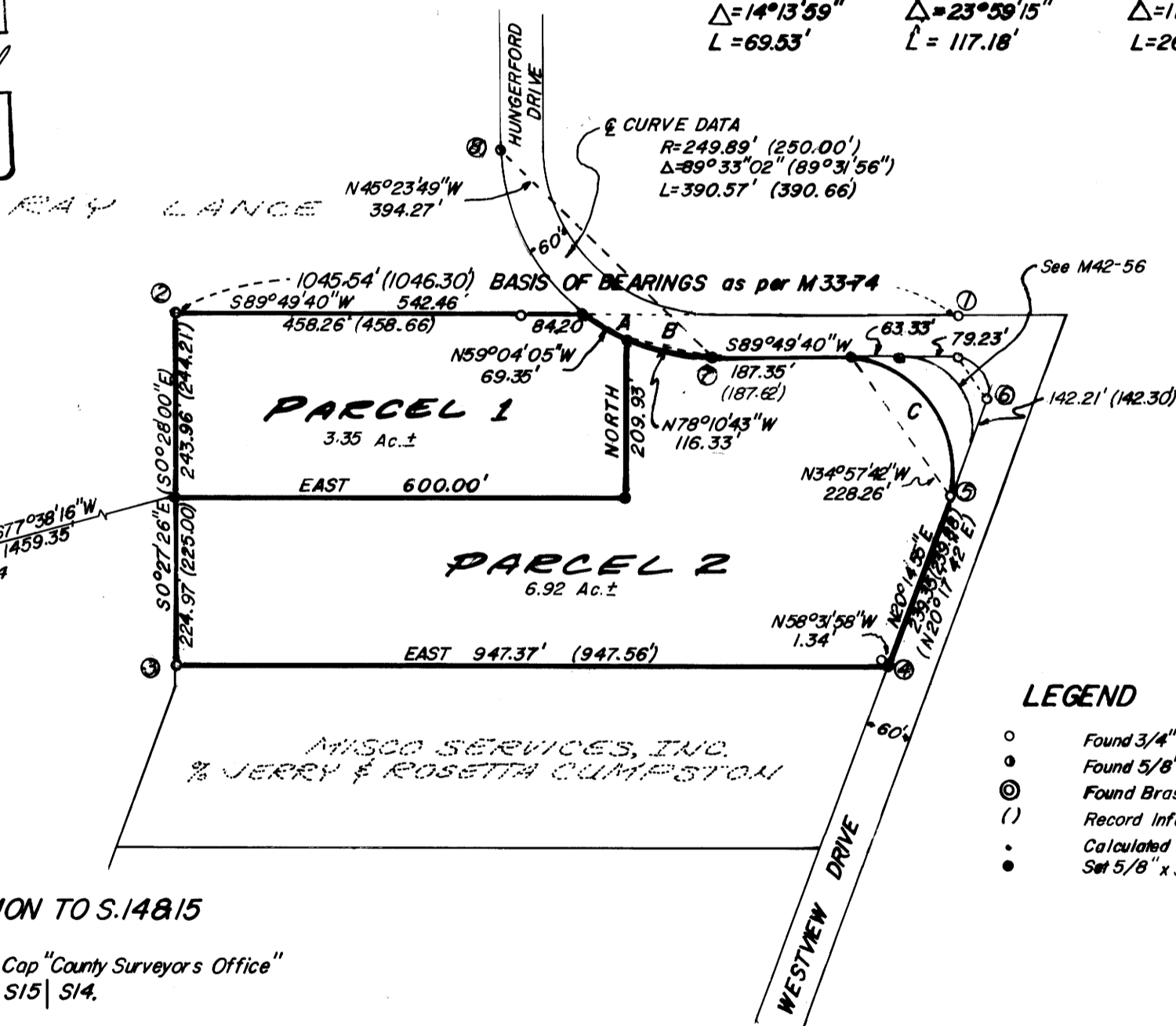
A. R=279.89' B. R=279.89' C. R=138.97' (138.78 as per Deed No. 72-1345)
Δ=14°13'59" Δ=23°59'15" Δ=110°25'15"
L=69.53' L=117.18' L=267.83' (267.56')

② CURVE DATA
R=249.89' (250.00')
Δ=89°33'02" (89°31'56")
L=390.57' (390.66')

DESCRIPTIONS

PARCEL 1 Beginning at a 3/4" iron rod, from which the 1/4 Corner common to Section 14 and Section 15, T26S, R6W, W.M. bears S77°38'16"W 1459.35'; thence Due East 600.00'; thence Due North 209.93' to the southerly Right of way line of Hungerford Drive; thence 69.53' along the arc of a 279.89' radius curve to the right of which the chord bears N59°04'05"W 69.35'; thence leaving said Right of way line, S89°49'40"W 542.46'; thence S0°27'26"E 243.96' to the point of beginning, containing 3.35 acres more or less, all situated in the NW 1/4 of Section 14, T26S, R6W, W.M., Douglas County, Oregon.

PARCEL 2 Beginning at a 3/4" iron rod from which the 1/4 Corner common to Section 14 and Section 15, T26S, R6W, W.M. bears S77°38'16"W 1459.35'; thence S0°27'26"E 224.97'; thence Due East 947.37' to the westerly Right of way line of Westview Drive; thence along said Right of way line N20°14'55"E 239.35'; thence 267.83' along the arc of a 138.97' radius curve to the left of which the long chord bears N34°57'42"W 228.26' to the southerly Right of way line of Hungerford Drive; thence along said Right of way line, S89°49'40"W 187.35'; thence 117.18' along the arc of a 279.89' radius curve to the right of which the chord bears N78°10'43"W 116.33'; thence leaving said Right of way line, Due South 209.93'; thence Due West 600.00' to the point of beginning, containing 6.92 acres more or less, all situated in the NW 1/4 of Section 14, T26S, R6W, W.M., Douglas County, Oregon.



LEGEND

- Found 3/4" Iron Rod
- Found 5/8" Iron Rod
- ⊙ Found Brass Cap
- () Record Information
- Calculated Corner not set
- Set 5/8" x 30" Iron Rod

NARRATIVE

The purpose of this survey is to establish Lots 1 and 2 of Del Rio Ranch Estates surveyed by W.S. Barnes in Dec., 1969 (M33-74) and redivide into two parcels as shown. Feb. 1, 1972, a deed (72-1345) conveyed to H & D Land Company the portion of land northeast of curve C and the 60' right of way shown on Wooley Acres surveyed by Victor McLind, Feb. 9, 1972 (M42-56).

In reestablishing the property lines I used 1 and 2 as a Basis of Bearings and to control the north line. I used 2 and 3 to control the west line. From 3 I used record bearing (as per M33-74) and intersected the westerly right of way line of Westview Drive as established by 5 and 6. I used 5 as the PC to control curve C (as per Deed No. 72-1345).

The control survey and corner tie was done with EDM (HP 3800) and Theodolite (Lietz T60D) and the corners were set with a Theodolite and steel tape.

1/4 CORNER COMMON TO S.14&15

Fd. Iron Pipe with Brass Cap "County Surveyors Office"
1959, T26S, R6W, 1/4 S15 | S14.

Found BTs.
19" W. Oak N31 1/2° E 101.0' (99.7')
24" W. Oak S58° E 112.9'
24" W. Oak N33° W 55.8'
20" B. Oak S58° W 28.0'

APPROVALS

Keith L. Cubic
PLANNING COMMISSION

7/14/80
DATE

Bugan E. Ziebell
COUNTY SURVEYOR DEPUTY

7-15-80
DATE