



MINOR LAND PARTITION
IN THE
S.W. 1/4 Section 35, T. 26 S., R. 7 W., W.M.
December 1979 Scale 1" = 100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER & LEGAL OWNER: Frank & Mildred Brundige
165 Woodruff Road
Roseburg, Oregon 97470
673-3874

NUMBER OF PARCELS: 2
WATER SUPPLY: Umpqua Basin Water Assoc.
SEWAGE: Sub-Surface
MAP PREPARED BY: Baughman Technical Service

NARRATIVE:
Approval was given by the Douglas County Planning commission on March 14, 1979, for a zone change from AGT to RR for the purpose of allowing a division of property. The parcel described in Instrument No. 70-8767 will become a part of Parcel No. 2 herein described.
Courses and Distances shown in parenthesis and the basis of bearings are those shown on M 35-59, County Surveyor's Office.

PURPOSE OF THE PARTITIONING:
Parcel No. 1 containing 5/25 acres, more or less, is created for the purpose of providing a building site. Parcel #2 is not created for the purpose of providing a building site, but will be added to that existing parcel described in Instrument No. 70 - 8767 for the purpose of parcel enlargement.
Access to Parcel No. 1 is provided through a 25 foot easement to Woodruff Road, described in Instrument No. 80-03478.

DESCRIPTIONS:

Parcel No. 1

Beginning at a brass cap on the section corner common to Sections 34 & 35, T. 26 S., R. 7 W., W.M., and Sections 2 & 3, T. 27 S., R. 7 W., W.M.; thence N 0°07'34" E 661.34 feet to a 5/8" iron rod; thence N 89°59'45" E 81.60 feet to a 1/2" iron rod; thence S 51°56'38" E 139.79 feet to a 1/2" iron rod; thence S 36°58'46" E 263.68 feet to a 1/2" iron rod; thence S 31°21'43" E 71.07 feet to a 1/2" iron rod; thence S 22°46'37" E 312.89 feet to a 5/8" iron rod; thence S 0°13'25" W 15.10 feet to a 5/8" iron rod; thence S 89°58'16" W 509.80 feet to the Point of Beginning. The parcel described contains 5.25 acres, more or less, in the Southwest 1/4 of Section 35, T. 26 S., R. 7 W., W.M., Douglas County, Oregon.

Parcel No. 2

Beginning at a brass cap on the section corner common to Sections 34 & 35, T. 26 S., R. 7 W., W.M., and Sections 2 & 3, T. 27 S., R. 7 W., W.M.; thence N 89°58'16" E 509.80 feet to a 5/8" iron rod; thence N 0°13'25" E 15.10 feet to a 5/8" iron rod which is the True Point of Beginning; thence East 134.54 feet to a 5/8" iron rod; thence N 0°08'33" E 645.97 feet to a 5/8" iron rod; thence S 89°59'45" W 562.95 feet to a 1/2" iron rod; thence S 51°56'38" E 139.79 feet to a 1/2" iron rod; thence S 36°58'46" E 263.68 feet to a 1/2" iron rod; thence S 31°21'43" E 71.07 feet to a 1/2" iron rod; thence S 22°46'37" E 312.89 feet to the Point of Beginning. Together with that parcel described in Instrument No. 70-8767. The parcel described contains 4.49 acres, more or less, in the Southwest 1/4 of Section 35, T. 26 S., R. 7 W., W.M., Douglas County, Oregon.

FILED &
RECEIVED
AUG 15 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
\$

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Ingram
OREGON
MAY 19 1967
JAMES E. INGRAM
397

APPROVALS:

Keith L. Cubic
County Planning Commission
Date 8/1/80
1980 AUG 15 PM 12 36
Francis L. Ingram
County Surveyor
Date 8-15-80
County Clerk

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:

80-11293

DOUGLAS COUNTY OFFICIAL RECORDS