

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Grubb

OREGON
MAY 10, 1957
GEORGE E. GRUBB
397

MAJOR LAND PARTITION
A Portion of LOT 15, UMPQUA FRUIT LANDS, PLAT "E"
S. W. 1/4 of Sec. 23, T. 27 S., R. 6W. W. M.
Scale 1"=100' August 1980

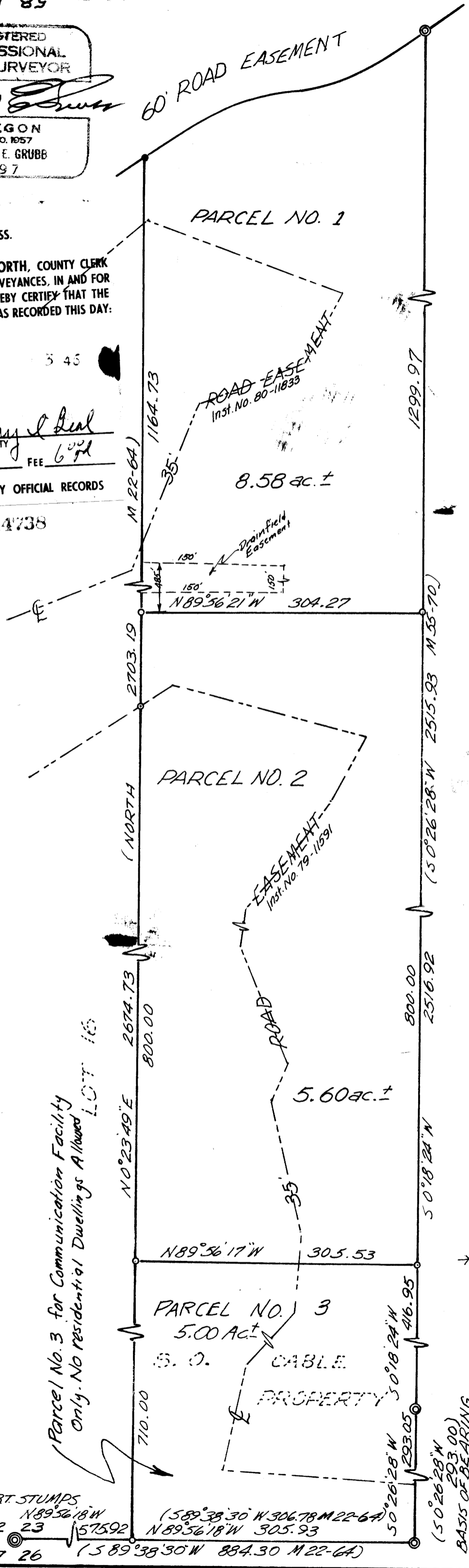
FILED
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OCT 17 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
OFFICIAL USE ONLY

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

I, MORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

Mary L Deal
DEPUTY
FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS
80-14738



OWNER AND PARTITIONER:
Selmar Hutchins
P. O. Box 190
Sutherlin, Oregon 97479

- LEGEND
- - SET 1/2" X 24" I. ROD
 - - FOUND 1/2" I. ROD
 - ⊙ - FOUND 3/4" I. PIPE
 - ⊗ - FOUND 1" I. PIPE

NUMBER OF LOTS: 3
WATER SUPPLY: Well
SEWAGE: Sub-Surface
MAP PREPARED BY:

Baughman Technical Services,
P. O. Box 222
Roseburg, Oregon 97470
673-0966

DESCRIPTIONS:

Parcel 1---Beginning at a 1/2" iron rod from which the Section corner common to Sections 22, 23, 26 & 27, T. 27S., R. 6W. W. M. bears S. 0°23'49" W. 1510.00 feet, and N.89°56'18" W. 575.92 feet, thence S. 89° 56' 21" E. 304.27 feet to a 1/2" iron rod, thence N. 0°18'24" E. 1299.97 feet to a 3/4" iron pipe on the Southerly boundary of a 60' wide private road easement, thence Southwesterly along the Southerly boundary of said road 340 feet, more or less to a 1/2" iron rod, thence leaving said road S. 0° 23' 49" W. 1164.73 feet to the point of beginning. Containing 8.58 Acres, more or less and situated in the S. W. 1/4 of Section 23, T. 27S., R. 6W. W. M., Douglas County, Oregon. WITH A NON-EXCLUSIVE EASEMENT, 35' in width and recorded as Douglas County Records Instrument No. 80-11833 for ingress and egress. SUBJECT TO A 35' non-exclusive road easement recorded as Douglas County Records Instrument No. 80-11833. *

Parcel 2---Beginning at a 1/2" iron rod, from which the section corner common to Sections 22, 23, 26 & 27, T. 27S., R. 6W., W. M., bears S. 0°23'49" W. 710.00 feet, and N. 89° 56' 18" W. 575.92 feet, thence S. 89°56'17" E. 305.53 feet to a 1/2" iron rod, thence N. 0°18'24"E. 800.00 feet to a 1/2" iron rod, thence N. 89°56'21" W. 304.27 feet to a 1/2" iron rod, thence S. 0°23'49" W. 800.00 feet to the point of beginning. Containing 5.60 Acres, more or less, and situated in the S. W. 1/4 of Section 23, T. 27S., R. 6W. W. M., Douglas County, Oregon WITH A NON-EXCLUSIVE EASEMENT, 35' in width and recorded as Douglas County Records Instrument No. 79-11591, for ingress and egress. SUBJECT TO A 35' non-exclusive road easement recorded as Douglas County Instrument No. 79-11591.

Parcel 3---Beginning at a 1/2 inch iron rod from which a 1 inch pipe at the corner common to Sections 22, 23, 26 & 27, bears N. 89°56'18" W. 575.92 feet, thence N. 0°23'49" E. 710.00 feet to a 1/2 inch iron rod, thence S. 89°56'17" E. 305.53 feet to a 1/2 inch iron rod, thence S. 0°18'24" W. 416.95 feet to a 3/4 inch iron pipe, thence S. 0°26'28" W. 293.05 feet to a 3/4 inch iron pipe, thence N. 89°56'18" W. 305.93 feet to the point of beginning. The parcel described contains 5.00 Acres, more or less in the Southwest 1/4 of Section 23, T. 27 S., R. 6 W. W. M., Douglas County, Oregon. Parcel No. 3 is subject to a 35 foot non-exclusive road easement as described in Instrument No. 79-11591, Douglas County Records.

* Also SUBJECT TO an easement for the Construction, maintenance, use & repair of an individual water-carried subsurface sewage disposal system on the northerly 150 feet and the westerly 150 feet of the southerly 485 feet.

APPROVALS:

Keith L. Cubic
County Planning Commission

10/16/80
Date

George E. Grubb
County Surveyor

10-17-80
Date

C.S. File 58/223 N

Map File M 85-73

106 6/19/83

M 85-73

M A J O R L A N D P A R T I T I O N

A Portion of LOT 15, UMPQUA FRUIT LANDS, PLAT " E "

S. W. ¼ of Sec. 23, T. 27 S., R. 6 W. W. M.

The purpose of this survey is to create three parcels, each greater than 5.0 Acres, from a portion of Lot 15, UMPQUA FRUIT LANDS, PLAT "E".

All corners of control excepting the S. W. corner were found. The S. W. corner was reset by proportioning between the 3/4 inch iron pipe found at the South corner, common to Lots 14 and 15, as per M 55-70 and the 1 inch iron pipe found at the Section corner common to Sections 22, 23, 26 & 27, T. 27 S., R. 6 W. W. M., as per County Surveyor's Renewal No. 31.

The field work was commenced on August 7, 1980 and completed on August 13, 1980. The chief of party was L. Fanning. Head chainmen were M. Clark and B. Ling. Instrument used was a Wild T-1, (20 second theodolite). E. D. M. used was a Hewlitt Packard 3805.

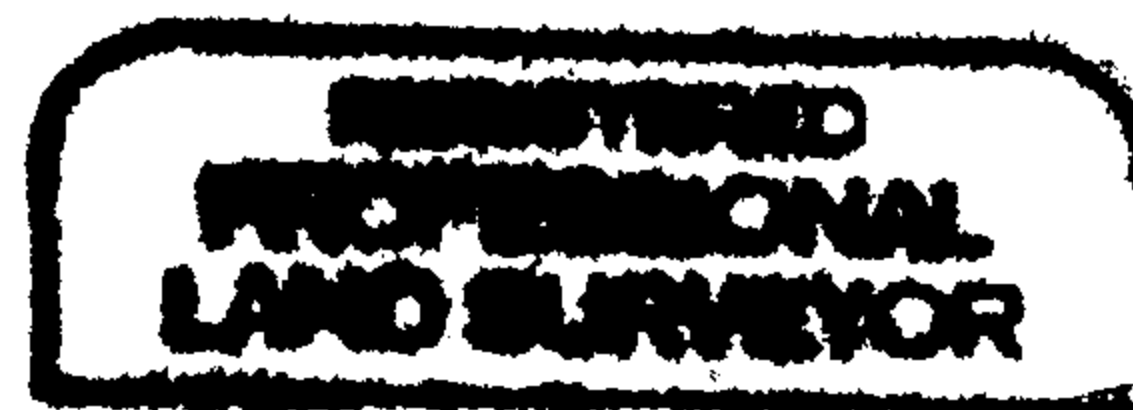
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C.S. File 58 / 223N

Map File M 85-73-2



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