

MAJOR LAND PARTITION  
S. W. 1/4 Sec. 23, T. 27S., R. 6W. W. M.  
A Portion of LOT 17, UMPQUA PARK FRUIT LANDS, PLAT "E"

Scale 1"=100' August 1980

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

NUMBER OF LOTS: 2  
WATER SUPPLY: Well  
SEWAGE: Sub-Surface  
MAP PREPARED BY: Baughman Technical Services, Inc.  
P. O. Box 222  
Roseburg, Oregon 97470  
673-0966

STATE OF OREGON )  
COUNTY OF DOUGLAS )

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

OCT 17 1980  
1980 OCT 17 PM 3 41

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

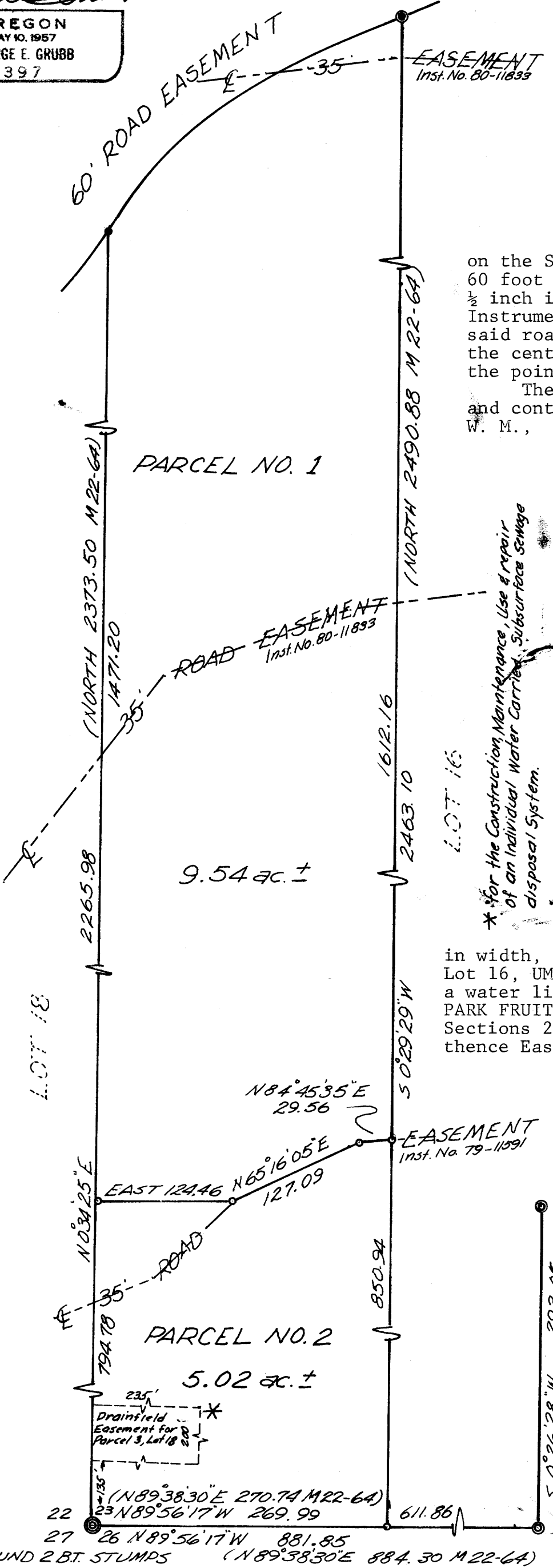
OFFICIAL USE ONLY

BY Mary L. Moore  
DEPUTY

DOUGLAS COUNTY OFFICIAL RECORDS

80-14737

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
George E. Grubb  
OREGON  
MAY 10, 1957  
GEORGE E. GRUBB  
397



LEGEND

- - SET 1/2" X 24" I. ROD
- - FOUND 1/2" I. ROD
- ⊙ - FOUND 5/8" I. ROD
- ⊕ - FOUND 3/4" I. PIPE
- ⊗ - FOUND 1" I. PIPE

DESCRIPTIONS:

Parcel 1---Beginning at a 1/2 inch iron rod from which a 1 inch iron pipe at the corner common to Sections 22, 23, 26 & 27, T. 27S., R. 6W. W. M., bears S. 0°34'25" W. 794.78 feet, thence N. 0°34'25" E. 1471.20 feet to a 1/2 inch iron rod on the Southeasterly line of a 60 foot road easement, thence Northeasterly along said 60 foot road easement to a 5/8" iron rod, thence S. 0°29'29" W. 1612.16 feet to a 1/2 inch iron rod in the center of a 35 foot road easement, Douglas County Records Instrument No. 79-11591, thence S. 84°45'35" W. 29.56 feet along the centerline of said road easement to a 1/2 inch iron rod, thence S. 65°16'05" W. 127.09 feet along the centerline of said road easement to a 1/2 inch iron rod, thence West 124.46 feet to the point of beginning.

The parcel described is a part of Lot 17, UMPQUA PARK FRUIT LANDS, PLAT "E", and contains 9.54 Acres, more or less, in the S. W. 1/4 of Section 23, T. 27S., R. 6W., W. M.,

Douglas County, Oregon. TOGETHER WITH AND SUBJECT TO a 35 foot non-exclusive easement for road purposes as described in Instrument No. 79-11591 & 80-11833. TOGETHER WITH an easement for septic tank drain fields on the Westerly 200 feet of the Southerly 200 feet of Parcel 2, Lot 18. Parcel 2---Beginning at a 1 inch iron pipe at the Section corner common to Sections 22, 23, 26 & 27, T. 27S., R. 6W. W. M., thence N. 0°34'25" E. 794.78 feet to a 1/2 inch iron rod, thence East 124.46 feet to a 1/2 inch iron rod in the center of a 35 foot road easement, thence along the centerline of said road easement N. 65°16'05" E. 127.09 feet to a 1/2 inch iron rod, thence along the centerline of said road easement N. 84°45'35" E. 29.56 feet to a 1/2 inch iron rod, thence S. 0°29'29" W. 850.94 feet to a 1/2 inch iron rod, thence N. 89°56'17" W. 269.99 feet to the point of beginning.

The parcel described is a part of Lot 17, UMPQUA PARK FRUIT LANDS, PLAT "E", and contains 5.02 Acres, more or less, in the S. W. 1/4 of Section 23, T. 27S., R. 6W. W. M., Douglas County, Oregon.

TOGETHER WITH AND SUBJECT TO a 35 foot non-exclusive easement for road purposes as described in Instrument No. 79-11591. TOGETHER WITH an easement 20 foot in width, 10 feet on either side of the following described centerline, over and across Lot 16, UMPQUA PARK FRUIT LANDS, PLAT "E", for the purpose of ingress and egress, to a well as follows: Beginning at a point on the Southerly line of a non-exclusive easement for roadway purposes as described in Instrument No. 79-11591, from which a 1 inch iron pipe at the Section corner common to Section 22, 23, 26 & 27, T. 27S., R. 6 W. W. M., bears S. 22°45'57" W. 948.24 feet, thence S. 19°40'56" E. 69.12 feet and TOGETHER WITH an easement 10 feet

in width, 5 feet on either side of the following described centerline, over and across Lot 16, UMPQUA PARK FRUIT LANDS, PLAT "E", for the purpose of installing and maintaining a water line as follows: Beginning at a point on the East line of Lot 17, UMPQUA PARK FRUIT LANDS, PLAT "E", from which a 1 inch iron pipe at the corner common to Sections 22, 23, 26 & 27, T. 27S., R. 6W. W. M., bears S. 18°53'28" W. 855.36 feet, thence East 113.27 feet.

CONDITION OF PURCHASE

The purchaser of Parcel 2 will be required to enter into a Homeowner's Road Maintenance Agreement as a condition of purchase. The Homeowner's Road Maintenance Agreement shall apply to that non-exclusive road easement described in Instrument No. 79-11591.

APPROVALS:

Keith L. Cubic 10/16/80  
County Planning Commission Date  
Judy L. Moore 10-17-80  
County Surveyor Deputy Date

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE FILE 58/223 N

58/223 N pg 132