

MAJOR LAND PARTITION
A Portion of LOT 16, UMPQUA FRUIT LANDS, PLAT "E"
S. W. 1/4 of Sec. 23, T. 27S., R. 6W., W. M.
Scale 1"=100' August 1980

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT WITHIN INSTRUMENT WAS RECORDED THIS DAY:
OCT 22 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BY Mary Abenach DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS 80-14978

REGISTERED PROFESSIONAL LAND SURVEYOR
George E. Grubb
OREGON
MAY 10, 1987
GEORGE E. GRUBB
397

OWNER AND PARTITIONER: Selmar Hutchins
P. O. Box 190
Sutherlin, Oregon 97479
NUMBER OF LOTS: 3
WATER SUPPLY: Well
SEWAGE: Sub-Surface

- LEGEND
• - SET 1/2" X 24" 1. ROD
o - FOUND 1/2" 1. ROD
● - FOUND 5/8" 1. ROD
⊙ - FOUND 3/4" 1. PIPE
⊗ - FOUND 1" 1. PIPE

MAP PREPARED BY: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
673-0966

DESCRIPTIONS:
Parcel 1---Beginning at a 1/2 inch iron rod on the Southerly line of a 60 foot road easement from which a 1 inch iron pipe on the corner common to Sections 22,23, 26 & 27, T. 27S., R. 6W. W. M., bears S. 0°29'29" W. 2463.10 feet and N. 89°56'18" W. 269.99 feet, thence Northeasterly along the Southerly line of a 60 foot road easement to a 1/2 inch iron rod, thence S. 0°23'49" W. 830.00 feet to a 1/2 inch iron rod, thence West 302.89 feet to a 1/2 inch iron rod, thence N. 0°29'29" E. 618.68 feet to the point of beginning.
The parcel described is a part of Lot 16, UMPQUA FRUIT LANDS, PLAT "E", and contains 5.03 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 road easement as described in Instrument No. 80-11833.*

Parcel 2---Beginning at a 1/2 inch iron rod from which a 1 inch pipe at the corner common to Sections 22,23, 26 & 27, T. 27S., R. 6W., W. M., bears S. 0°29'29" W. 833.35 feet and N. 89°56'18" W. 269.99 feet, thence N. 0°29'29" E. 1011.08 feet to a 1/2 inch iron rod, thence East 302.89 feet to a 1/2 inch iron rod, thence S. 0°23'49" W. 455.58 feet to a 1/2 inch iron rod on the Southeasterly line of a 35 foot road easement, thence along said Southeasterly line, S. 57°54'13" W. 121.75 feet to a 1/2 inch iron rod, thence S. 18°18'49" W. 71.80 feet to a 1/2 inch iron rod, thence S. 9°49'27" W. 197.42 feet to a 1/2 inch iron rod, thence S. 19°33'33" W. 67.14 feet to a 1/2 inch iron rod, thence S. 5°17'13" W. 101.00 feet to a 1/2 inch iron rod, thence S. 50°07'54" W. 93.76 feet to a 1/2 inch iron rod, thence S. 84°45'35" W. 45.46 feet to the point of beginning.
The parcel described is a part of Lot 16, UMPQUA FRUIT LANDS, PLAT "E", and is in the S. W. 1/4 of Section 23, T. 27S., R. 6W., W. M., Douglas County, Oregon. It contains 5.16 Acres, more or less, SUBJECT TO AND TOGETHER WITH a 35 foot non-exclusive road easement as described in Instrument No's. 79-11591 and 80-11833.

Parcel 3---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 N. 89°56'18" W. 269.99 feet, thence N. 0°29'29" E. 833.35 feet to a 1/2 inch iron rod, thence N. 84°45'35" E. 45.46 feet to a 1/2 inch iron rod, thence N. 50°07'54" E. 93.76 feet to a 1/2 inch iron rod, thence N. 5°17'13" E. 101.00 feet to a 1/2 inch iron rod, thence N. 19°33'33" E. 67.14 feet to a 1/2 inch iron rod, thence N. 9°49'27" E. 197.42 feet to a 1/2 inch iron rod, thence N. 18°18'49" E. 71.80 feet to a 1/2 inch iron rod, thence N. 57°54'13" E. 121.75 feet to a 1/2 inch iron rod, thence S. 0°23'49" W., 1389.15 feet to a 1/2 inch iron rod, thence N. 89°56'18" W. 305.93 feet to the point of beginning.
The parcel described is a part of Lot 16, UMPQUA PARK FRUIT LANDS, PLAT "E", and contains 7.73 Acres, more or less in the S. W. 1/4 of Section 23, T. 27S., R. 6W. W. M., Douglas County, Oregon, and is SUBJECT TO an easement, 20 feet in width, 10 feet on either side of the following described centerline, for 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 Sections 22,23, 26 & 27, T. 27S., R. 6W. W. M., bears S. 22°45'57" W. 948.24 feet, thence S. 19°40'56" E. 69.12 feet and subject to 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 waterline 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.

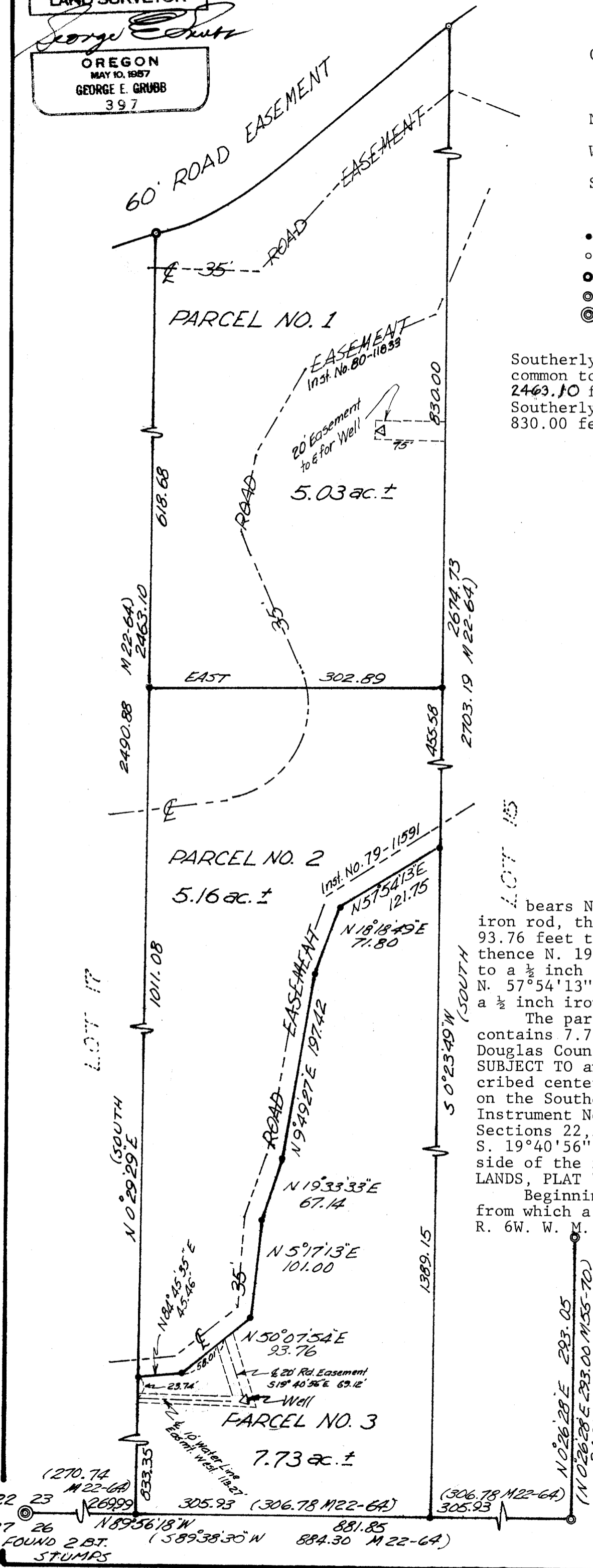
CONDITION OF PURCHASE

Purchasers of Parcels 2 and 3 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.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:
Keith L. Cubic County Planning Commission 10/21/80 Date
Breanna E. Zuehl DEPUTY County Surveyor 10-22-80 Date

* Together with 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 of Parcel 1, Lot 15 Umpqua Park Fruitlands, Plat "E" 58/223



M 85-78

For Selmar Hutchins

MAJOR LAND PARTITION

A Portion of LOT 16, UMPQUA FRUIT LANDS, PLAT "E"

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

NARRATIVE:

The purpose of this survey is to create three parcels each greater than 5.0 Acres, from a portion of Lot 16, UMPQUA FRUIT LANDS, PLAT "E".

Found monuments were used as the Northeast and Northwest corners of Lot 16. The Southeast and Southwest corners were reset by proportioning between a found 3/4" iron pipe at the South corner of Lots 14 & 15, and a found 1" iron pipe at the Section corner common to Sections 22, 23, 26, & 27, T. 27 S., R. 6 W. W. M., as per Douglas County 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Grubb

OREGON
MAY 10, 1957
GEORGE E. GRUBB
397

FILED
RECEIVED

OCT 22 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

C.S. File 58 / 223-S

Map File M 85-78