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COUNTY SURV.  
DOUGLAS COUNTY.  
BS

# MINOR LAND PARTITION

IN S.W. 1/4 SECTION 24, T27S, R7W, WM, DOUGLAS COUNTY, OREGON  
AUGUST, 1980  
SCALE: 1"=100'

OWNER &  
PARTITIONER:

MR. LYNN BORG PH. 672-5068  
195 CEDRUS LANE  
ROSEBURG, OR. 97470

NUMBER OF LOTS: 1

WATER SUPPLY:

UMPQUA BASIN WATER DIST.

SEWAGE:

SEPTIC TANK

ENGINEER:

ALPHA AND OMEGA ENGINEERS INC.  
1622 NE VINE STREET  
FRONTIER VILLAGE  
ROSEBURG, OREGON 97470  
672-7151

SURVEYOR:

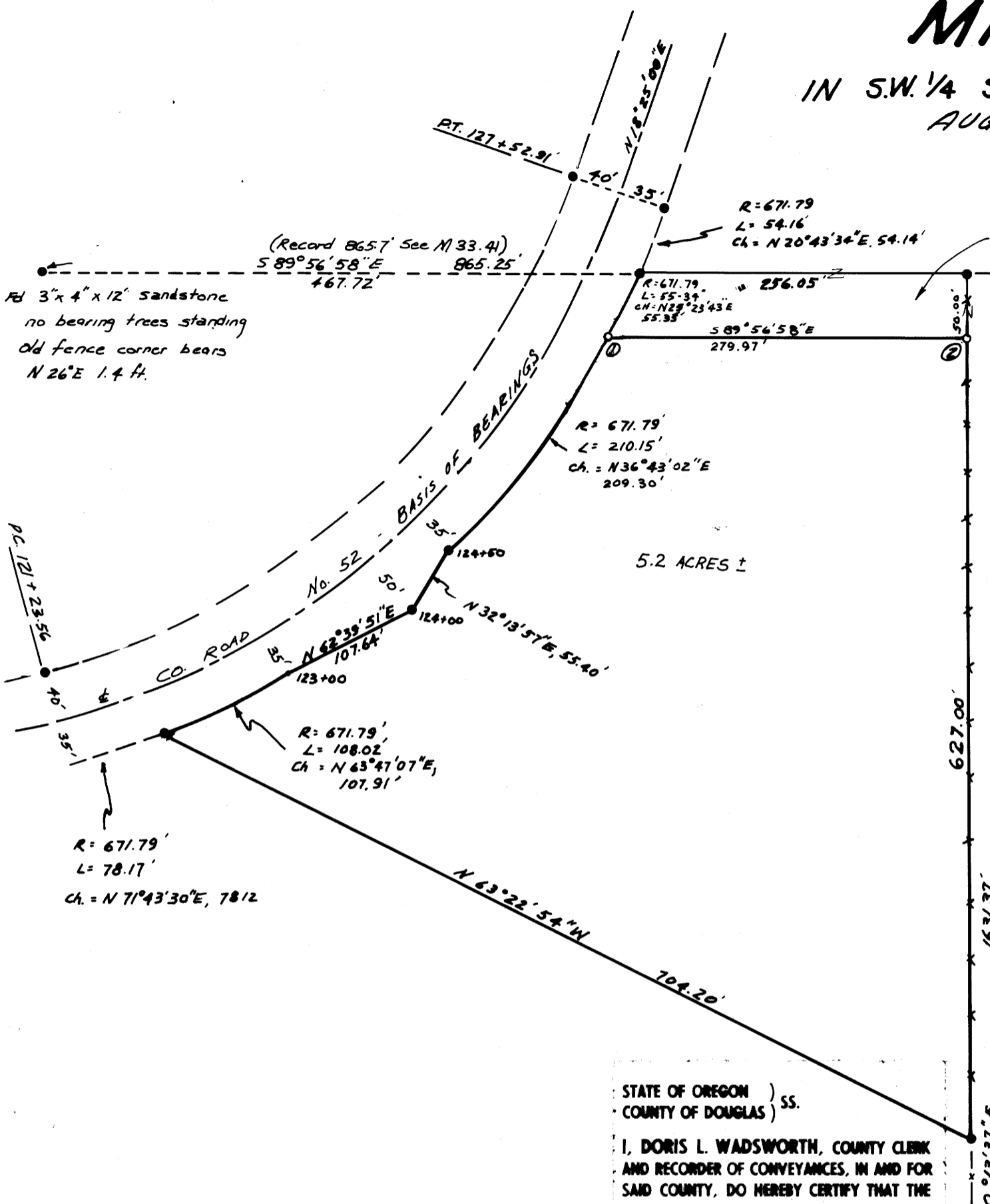
VICTOR M. McLIND  
1622 NE VINE STREET  
ROSEBURG OREGON 97470  
673-0823

## DESCRIPTION

BEGINNING AT A 5/8" IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SECTION 24, T27S, R7W, W.M., FROM WHICH THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, T27S, R7W, W.M. BEARS S 0°13'37"E 954.37 FEET; THENCE FROM SAID POINT OF BEGINNING, N 63°22'54"E 704.20 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 52; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 671.79 FEET (THE LONG CHORD OF WHICH BEARS N 63°47'07"E 107.91 FEET) AN ARC DISTANCE OF 108.02 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N 62°39'51"E 107.64 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 32°13'57"E 55.40 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 671.79 FEET (THE LONG CHORD OF WHICH BEARS N 36°43'02"E 209.30 FEET) AN ARC DISTANCE OF 210.15 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 89°56'58"E 279.97 FEET TO A 1/2" IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24; THENCE S 0°13'37"E 627.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, ALL IN THE SOUTHWEST 1/4 OF SECTION 24, T27S, R7W, W.M., CONTAINING 5.20 ACRES OF LAND, MORE OR LESS.

## NARRATIVE

The purpose of this Minor Land Partition is to correct the format from Survey M60-5. Bearings were based on County Road R/W map, using the found 5/8" iron rods at PC 121+23.56 and PT 127+52.91. Corners D and @ were set per M65-52 and checked out well.



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:

BY: Mary L. Bied  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

1-04794

1/4 Corner between Sections 24 & 25  
Fd. Co. Surveyor's Brass Cap in old fence corner

## LEGEND

- FOUND 5/8" IRON ROD OR AS SHOWN
- FOUND 1/2" IRON ROD PER M65-52

Keith L. Cubic  
PLANNING COMMISSION  
Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR

4/16/81  
DATE  
4-20-81  
DATE

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Victor M. McLind  
MCLIND

MAP FILE M87-38

MAP FILE M 87-38