

MAJOR LAND PARTITIONING
IN THE SW 1/4 OF SECTION 21, T26S, R6W W.M.
April 10, 1981 Scale 1" = 100'

Bearings based on the South Line of Parcel #2 per RM 1-73, N. 89° 33' W.

NARRATIVE: Entire parcel was traversed with a 30 second transit and a 300 foot steel tape. Survey was made by Bruce Rogers and Luke Rogers. All pins were found and none were set. Points were not set in the easement traverse as it follows an existing roadway. R/W widths for Arcadia Drive per

- Nothing found nor set CS File 55-190.
- Found 5/8" Iron Rod
- ◎ Found 2" Iron Pipe, Initial point Garden Valley West Estates.

PARTITIONER AND LEGAL OWNER: Delbert and Leona L. Ashford
1509 Arcadia Drive
Roseburg, Oregon 97470
672-7947

NO. OF LOTS: 2

SEWER: Septic Tank

WATER: Umpqua Basin Water Association

MAP PREPARED BY: Bruce R. Rogers
N. W. Calkins Road
Roseburg, OR 97470

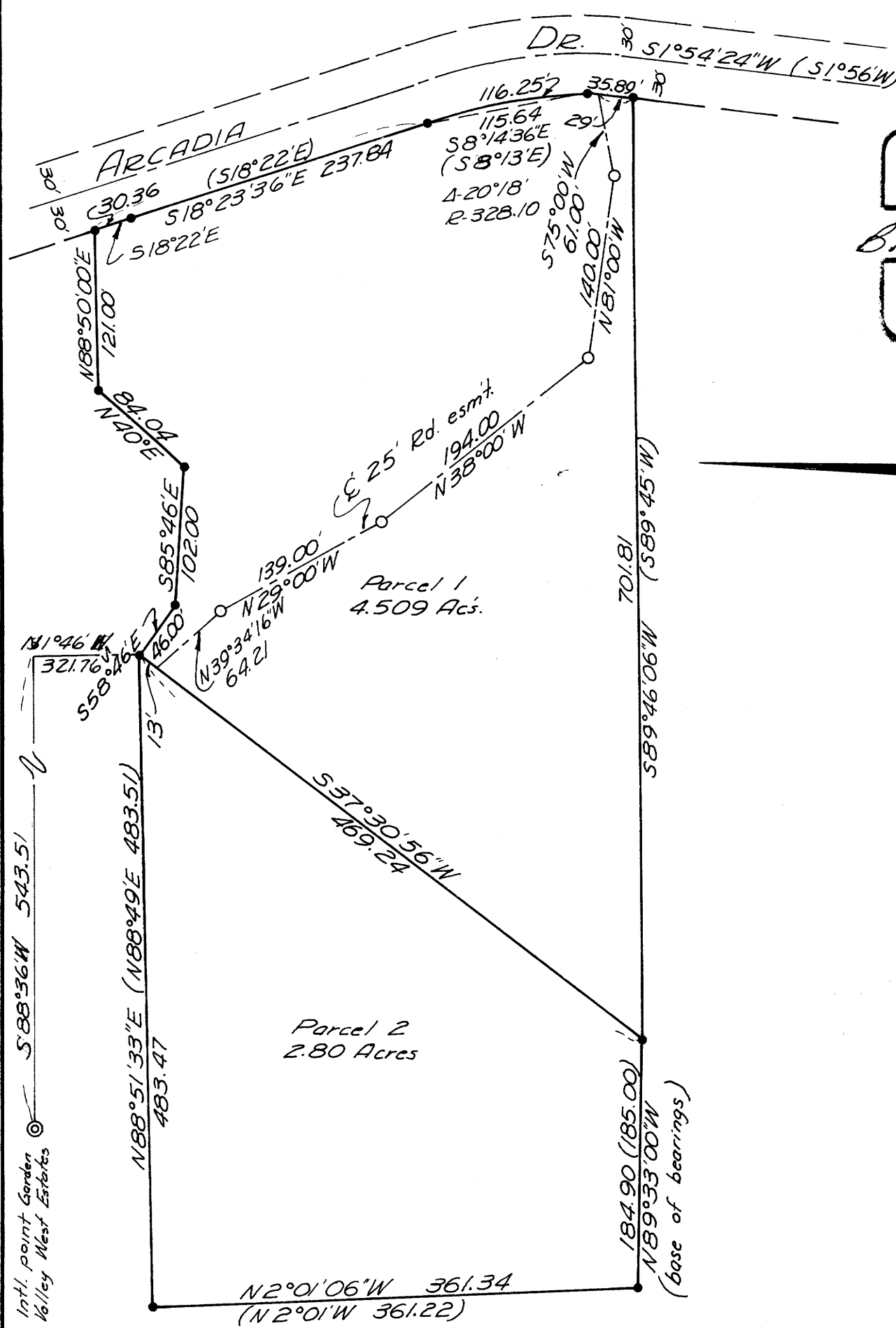
FILED *BS*
RECEIVED

APR 24 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS

MAP FILE 187-40



REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
669

PARCEL 1:

Beginning at a 5/8" iron rod from which point the initial point of Garden Valley West Estates (a 2" iron pipe) bears N 1° 46' 00" W 321.76 feet and S 88° 36' W 543.51 feet; thence S 58° 46' E 46.00 feet; thence S 85° 46' E 102.00 feet; thence N 40° 00' E 84.04 feet; thence N 88° 50' E 121.00 feet to a point in the westerly R/W line of Arcadia Drive; thence along said westerly line as follows: *S 18° 23' 36" E 237.84 feet; along the arc of a 328.10 foot radius curve right (the long chord of which bears S 8° 14' 36" E 115.64 feet) 116.25 feet; and S 1° 54' 24" W 35.80 feet; thence leaving said R/W line S 89° 46' 06" W 701.81 feet; thence N 37° 30' 56" E 469.24 feet to the P.O.B.; said parcel containing 4.509 acres of land more or less and being in the SW 1/4 of Section 21, T26S R6W W.M.

PARCEL #2: *S. 18° 22' E. 30.36 feet;

Beginning at a 5/8" iron rod from which point the initial point of Garden Valley West Estates (a 2" iron pipe) bears N 1° 46' 00" W 321.76 feet and S 88° 36' W 543.51 feet; thence S 37° 30' 56" W 469.24 feet; thence N 89° 33' 00" W 184.90 feet; thence N 2° 01' 06" W 361.34 feet; thence N 88° 51' 33" E 483.47 feet to the point of beginning and containing 2.80 acres of land more or less and being in the SW 1/4 of Section 21, T26S R6W W.M.

Parcel No. 1 is subject to an easement 25 feet in width, for ingress and egress to Parcel No. 2. The centerline of said easement being described as follows: Beginning at a 5/8" iron rod from which point the initial point of Garden Valley West Estates bears N. 1° 46' W. 321.76 feet and S. 88° 36' W. 543.51 feet; thence S. 37° 30' 56" W. 13.00 feet to the true point of beginning; thence S. 39° 34' 16" E. 64.21 feet; thence S. 29° 00' E. 139.00 feet; thence S. 38° 00' E. 194.00 feet; thence S. 81° 00' E. 140.00 feet; thence N. 75° 00' E. 61.00 feet to a point in the westerly right of way line of said Arcadia Drive and there terminating.

APPROVALS:

Keith L. Cubic
Planning Commission

4/16/81
Date

Francis L. Ingram
County Surveyor

4-24-81
Date

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:

APR 24 1981

BY *Maryel Deal*
DEPUTY
NO. _____ FEE 6 eps
DOUGLAS COUNTY OFFICIAL RECORDS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE 81-05076

MAP FILE 187-40