

MAJOR LAND PARTITIONING  
IN THE SW 1/4 SEC. 23 T 26 S R 6 W WM  
SCALE 1"=100' DATE: APRIL 1981

FILED BS  
RECEIVED  
MAY 1 1981  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE  
BS

PARTITIONER AND LEGAL OWNER: John V. Wrigley  
2716 Fisher Road  
Roseburg, Oregon 97470  
672-0609

NUMBER OF LOTS: 2

WATER SUPPLY: Umpqua Basin Water Association

SEWAGE: Sub-surface

MAP PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130,  
2498 Old Hwy 99 So.  
Roseburg, Oregon 97470  
672-2096

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

EUGENE A. BLOOM  
MAY 13, 1970  
492

DESCRIPTIONS: PARCEL NO. 1

Beginning at a 1" iron pipe on the westerly R/W line of Fisher Road, from which the Initial Point, being a 2" iron pipe, of Hidden Valley Acres, bears N 14°50' E 242.04 feet; thence S 14°50' W along said westerly R/W line, 208.00 feet to a 1" iron pipe; thence leaving said westerly R/W line, S 88°04' W along the north boundary of the Fromdahl lands 192.40 feet to a 5/8" iron rod; thence leaving said north boundary, N 14°50' E 207.98 feet to a 1/2" iron rod on the South boundary of the Groshong lands; thence along said south boundary N 88°03'41" E 192.41 feet to the point of beginning, situated in Section 23, T. 26 S., R. 6 W., W.M., containing 0.88 acres, more or less.

SUBJECT TO a 25 foot easement for roadway and utilities described as follows:

Beginning at a 1" iron pipe on the westerly R/W line of Fisher Road, from which the Initial Point of Hidden Valley Acres bears, N 14°50' E 450.04 feet; thence N 14°50' E 26.11 feet to a 1/2" iron rod; thence leaving said westerly R/W line, S 88°04' W 192.40 feet to a 1/2" iron rod; thence S 14°50' W 26.11 feet to a 5/8" iron rod; thence N 88°04' E 192.40 feet to the point of beginning, situated in Section 23, T. 26 S., R. 6 W., W.M. TOGETHERWITH a Drainfield easement as described hereon.

PARCEL NO. 2

Beginning at a 5/8" iron rod from which the Initial Point of Hidden Valley Acres bears N 88°04' E 192.40 feet and N 14°50' E 450.04 feet; thence S 14°50' W along the westerly boundary of the Fromdahl lands 40.00 feet to a 5/8" iron rod; thence S 88°04' W along the north boundary of the Bedell lands 744.18 feet to a 5/8" iron rod; thence continuing along said north boundary S 88°04' W 116.32 feet to a point on the water line on the left or east bank of the North Umpqua River; thence running along said water line N 15°00' E 40.00 feet to a point; thence continuing along said water line N 19°30'30" E 213.90 feet to a point; thence leaving said river bank and running along the south boundary of Hidden Valley Acres and projection thereof, N 88°03'41" E 533.77 feet to a 5/8" iron rod; thence continuing along said south boundary and projection thereof N 88°03'41" E 308.42 feet to a 1/2" iron rod; thence leaving said south boundary S 14°50' W 207.98 feet to the point of beginning, situated in Section 23, T. 26 S., R. 6 W., W.M., containing 4.65 acres, more or less.

TOGETHER WITH a 25 foot easement for roadway and utilities described as follows:

Beginning at a 1" iron pipe on the westerly R/W line of Fisher Road, from which the Initial Point of Hidden Valley Acres bears N 14°50' E 450.04 feet; thence N 14°50' E 26.11 feet to a 1/2" iron rod; thence leaving said westerly R/W line, S 88°04' W 192.40 feet to a 1/2" iron rod; thence S 14°50' W 26.11 feet to a 5/8" iron rod; thence N 88°04' E 192.40 feet to the point of beginning, situated in Section 23, T. 26 S., R. 6 W., W.M.

SUBJECT TO easement recorded in Instrument No. 66-6756, Deed Records of Douglas County, Oregon. Also, SUBJECT TO a Drainfield easement as described hereon.

APPROVALS:

Keith L. Aubie  
Douglas County Planning Department

4/22/81  
Date

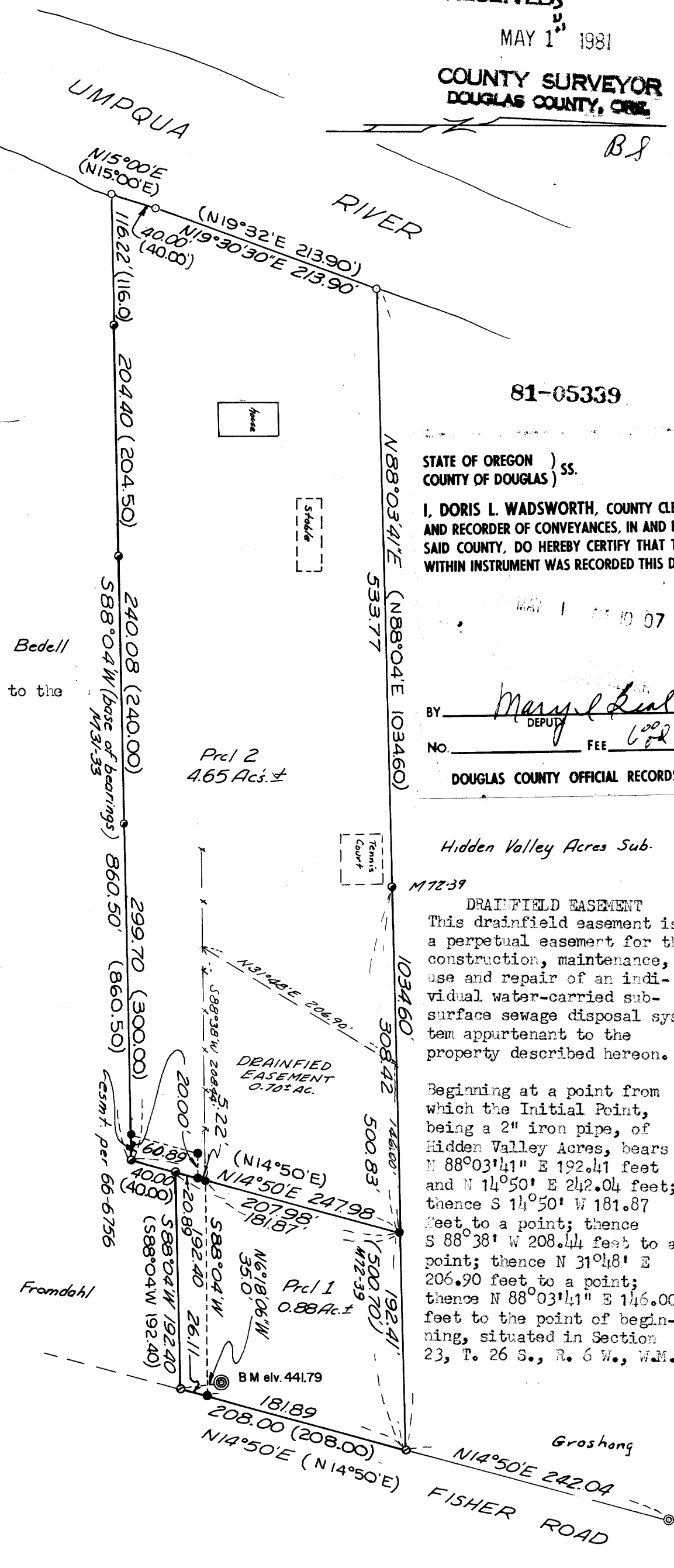
Francis L. Ingram  
Douglas County Surveyor

5-1-81  
Date

NARRATIVE:

PURPOSE: To create two parcels.  
PROCEDURE: I located the existing property corners from previous surveys, M31-33 and M72-39, as shown on the annexed map. I then set 1/2" x 2 1/4" iron rods for the parcel corners and marking the easements.  
EQUIPMENT: This survey was executed with a Lietz IM 20 C and a TopCon IM-02 EDM.  
REMARKS: The basis of bearing is based upon the south line of the previous survey M31-33.  
The elevation data was taken from the Bench Mark "River Hills" 1979 LS 1005 (elev. 425.90 feet)

- Set 1/2" x 2 1/4" I.R.
- Fd 5/8" I.R.
- Fd. 1" I.P.
- Not set (falls in river)
- ⊙ Fd. 2" I.P. int. pt. Hidden Vly. Acres
- ⊙ Set standard bench mark w/brass cap, stamped (Wrigley RLS492 1981) elev. 441.79
- ( ) Denotes record per M31-33 unless otherwise noted



81-05339

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:

MAY 1 1981

BY Mary L. Deal  
DEPUTY  
No. \_\_\_\_\_ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

Hidden Valley Acres Sub.

M72-39  
DRAINFIELD EASEMENT  
This drainfield easement is a perpetual easement for the construction, maintenance, use and repair of an individual water-carried sub-surface sewage disposal system appurtenant to the property described hereon.

Beginning at a point from which the Initial Point, being a 2" iron pipe, of Hidden Valley Acres, bears N 88°03'41" E 192.41 feet and N 14°50' E 242.04 feet; thence S 14°50' W 181.87 feet to a point; thence S 88°38' W 208.44 feet to a point; thence N 31°48' E 206.90 feet to a point; thence N 88°03'41" E 146.00 feet to the point of beginning, situated in Section 23, T. 26 S., R. 6 W., W.M.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE