

DOUGLAS COUNTY, OREGON

MAJOR LAND PARTITION

IN
Northeast 1/4 of Section 29, T. 28 S.,
Range 7 W., W. M. July 1981
Scale 1" = 100'

Partitioner & Legal Owners

Martin Sloan Hall & Louise H. Heckendorf
1656 South Deer Creek Road
Roseburg, Oregon 97470

Number of Parcels

3

Water Supply

Well

Sewer

Sub-surface

Map Prepared By

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

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Narrative:

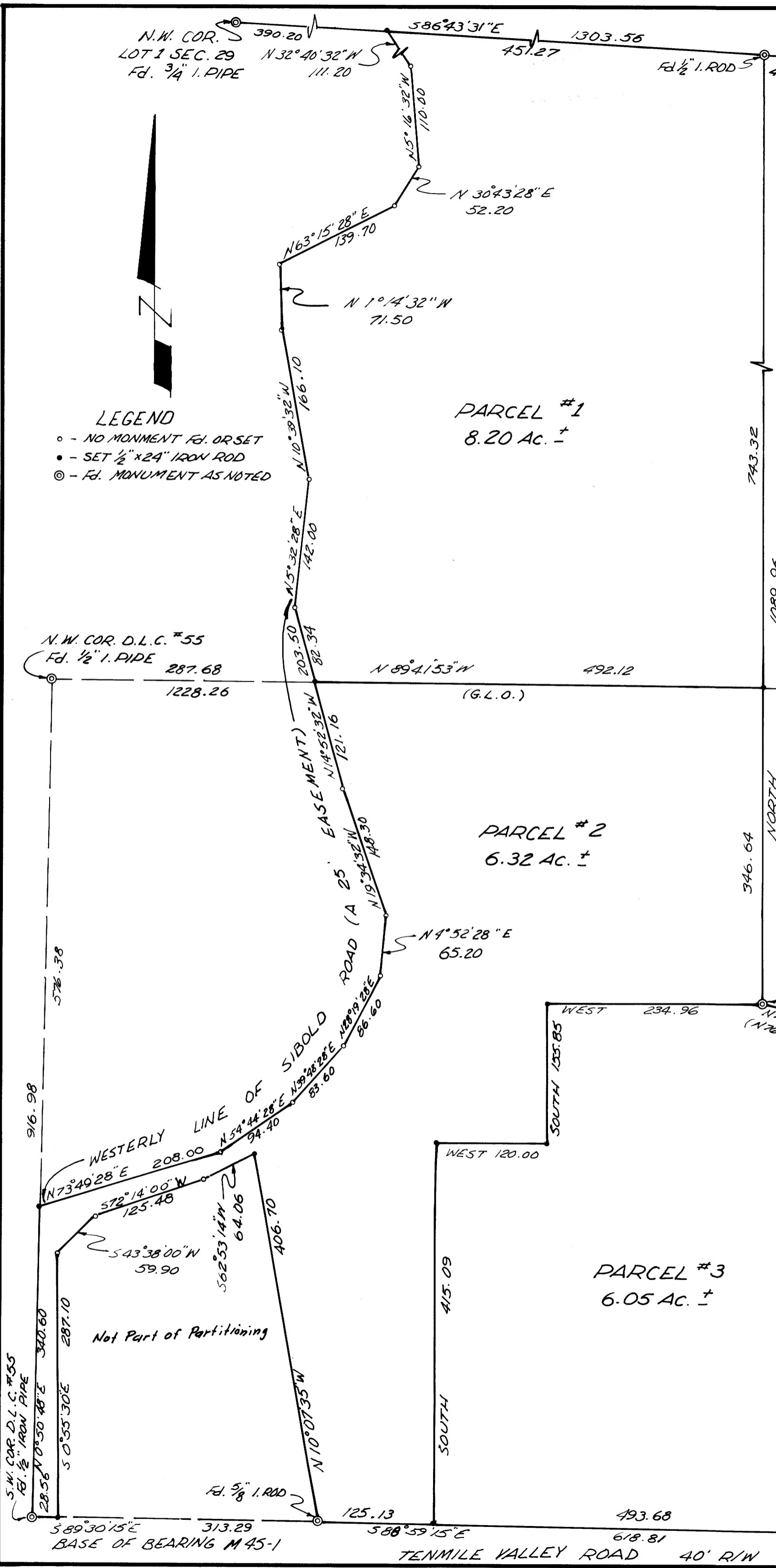
The purpose of this survey was to create 3 parcels. Each greater than five acres and one lying North of the North line of D. L. C. #55, T. 28 S., R. 7 W., W. M. in its entirety. The original 20.57 acre parcel was originally surveyed by this firm for Harold St. Clair in February of 1978, and is on file with the County Surveyor's Office as M69-2.

Field work was performed by L. Fanning, crew chief, and M. Clark, head chainman. Instruments included a Wild T-1 and Hewlett Packard 3805 E. D. H.

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: Maryl Seal
DEPUTY
No. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

George E. Gull



LEGEND

- o - NO MONUMENT Fd. OR SET
- - SET 1/2" x 24" IRON ROD
- © - Fd. MONUMENT AS NOTED

PARCEL #1
8.20 AC. ±

PARCEL #2
6.32 AC. ±

PARCEL #3
6.05 AC. ±

MAJOR LAND PARTITION

IN

Northeast 1/4 Sec. 29, T. 28S., R. 7 W., W. M.
July 1981

FILED
RECEIVED

JUL 31 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Partitioner & Legal Owners

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Parcel #1

Beginning at a 1/2 inch iron rod on the line common to Sections 20 and 29, T. 28 S., R. 7 W., W. M. from which the brass cap common to Sections 20, 21, 28 and 29, T. 28 S., R. 7 W., W. M. bears S. 86°43'31" E. 462.59 feet, thence South 743.32 feet to a 1/2 inch iron rod on the North line of D. L. C. #55, T. 28 S., R. 7 W., W. M., thence along the North line of D. L. C. #55 N. 89°41'53" W. 492.12 feet to a 1/2 inch iron rod on the Westerly boundary of Sibold Road, (a private road), thence along the Westerly boundary of Sibold Road, the following courses and distances: N. 14°52'32" W. 82.34 feet to a point, N. 5°32'28" E. 142.00 feet to a point, N. 10°39'32" W. 166.10 feet to a point, N. 1°14'32" W. 71.50 feet to a point, N. 63°15'28" E. 139.70 feet to a point, N. 30°43'28" E. 52.20 feet to a point, N. 5°16'32" W. 110.00 feet to a point, and N. 32°40'32" W. 111.20 feet to a 1/2" Iron Rod on the line common to Sections 20 and 29, T. 28 S., R. 7 W., W. M., thence leaving the Westerly boundary of Sibold Road along the line common to Sections 20 and 29, said township and range, S. 86°43'31" E. 451.27 feet to the point of beginning. Situated in the Northeast 1/4 of Section 29, T. 28 S., R. 7 W., W. M., Douglas County, Oregon and containing 8.20 Acres, more or less.

SUBJECT TO a 25 foot easement which lies along and adjacent to the Westerly boundary of Sibold Road.

TOGETHER WITH a 25 foot easement which lies along and adjacent to the Westerly boundary of Sibold Road from the North right-of-way of Tenmile Valley Road to the South line of Parcel #1.

NOTE: The easement must be recorded with any change of ownership of Parcel 1.

Parcel #2

Beginning at a 1/2 inch iron rod on the North line of D. L. C. #55, T. 28 S., R. 7 W., W. M. from which the brass cap at the corner common to Sections 20, 21, 28, and 29, T. 28 S., R. 7 W., W. M. bears North 743.32 feet and S. 86°43'31" E. 462.59 feet, thence South 346.64 feet to a 1/2 inch iron rod, thence West 234.96 feet to a 1/2 inch iron rod, thence South 155.85 feet to a 1/2 inch iron rod, thence West 120.00 feet to a 1/2 inch iron rod, thence South 415.09 feet to a 1/2 inch iron rod on the Northerly right-of-way of Tenmile Valley Road, thence along said right-of-way N. 88°59'15" W. 125.13 feet to a 5/8 inch iron rod, thence leaving said right-of-way N. 10°07'35" W. 406.70 feet to a 1/2" Iron Rod, thence S. 62°53'14" W. 64.06 feet to a point, thence S. 72°14'00" W. 125.48 feet to a point, thence S. 43°38'00" W. 59.90 feet to a point, thence S. 0°55'30" W. 287.10 feet to a 1/2" Iron Rod on the Northerly right-of-way of Tenmile Valley Road, thence along said right-of-way N. 89°30'15" W. 28.56 feet to a 1/2 inch iron pipe at the Southwest Corner of D. L. C. #55, T. 28 S., R. 7 W., W. M., thence leaving said right-of-way along the Westerly line of D. L. C. #55, said township and range N. 0°50'48" E. 340.60 feet to a 1/2" Iron Rod on the Westerly boundary of Sibold Road, (a private roadway), thence leaving the Westerly line of D. L. C. #55, T. 28 S., R. 7 W., W. M. along the Westerly boundary of Sibold Road the following courses and distances: N. 73°49'28" E. 208.00 feet to a point, N. 54°44'28" E. 94.40 feet to a point, N. 39°48'28" E. 83.60 feet to a point, N. 28°19'28" E. 86.60 feet to a point, N. 4°52'28" E. 65.20 feet to a point, N. 19°34'32" W. 148.30 feet to a point, and N. 14°52'32" W. 121.16 feet to a 1/2 inch iron rod on the North line of D. L. C. #55, T. 28 S., R. 7 W., W. M., thence leaving the Westerly boundary of Sibold Road along the North line of D. L. C. #55, said township and range, S. 89°41'53" E. 492.12 feet to the point of beginning. Situated in the Northeast 1/4 of Section 29, T. 28 S., R. 7 W., W. M., Douglas County, Oregon. Containing 6.32 Acres, more or less.

SUBJECT TO a 25 foot wide easement which lies along and adjacent to the Westerly boundary of Sibold Road.

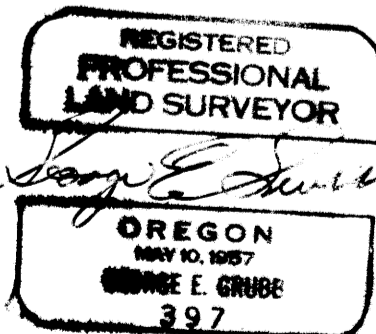
Parcel #3

Beginning at a 1/2 inch iron rod from which the brass cap at the corner common to Sections 20, 21, 28 and 29, T. 28 S., R. 7 W., W. M. bears North 1089.96 feet and S. 86°43'31" E. 462.59 feet, thence S. 76°42'29" E. 145.27 feet to a 1/2 inch iron rod, thence S. 0°17'16" W. 546.27 feet to a 1/2 inch iron rod on the North right-of-way of Tenmile Valley Road, thence along said right-of-way N. 88°59'15" W. 493.68 feet to a 1/2 inch iron rod, thence leaving said right-of-way North 415.09 feet to a 1/2 inch iron rod, thence East 120.00 feet to a 1/2 inch iron rod, thence North 155.85 feet to a 1/2 inch iron rod, thence East 234.96 feet to the point of beginning. Situated in the Northeast 1/4 of Section 29, T. 28 S., R. 7 W., W. M., Douglas County, Oregon. Containing 6.05 Acres, more or less.

Approvals

Keith L. Cubic 7/23/81
Planning Commission Date

Francis L. Ingram 7-31-81
Douglas County Surveyor Date



Handwritten notes on the right margin: "34B-7-19-81" and "P. 2 of 2"