

MAJOR LAND PARTITION

IN

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

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COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Partitioner & Legal Owners

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

Map Prepared By

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

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.

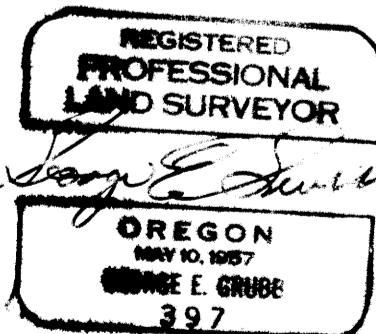
Parcel #3

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"