

# A MINOR LAND PARTITION LYING IN SW 1/4 OF SECTION 21, T26S, R6W, W.M.

### PARTITIONERS & OWNERS:

FRANK E. & MARY HARPER  
634 ARCADIA DRIVE  
ROSEBURG, OREGON

### SURVEYOR:

BHW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, OREGON

81-12386

WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SEPTIC

SCALE: 1" = 100'  
SEPTEMBER 1981

STATE OF OREGON )  
COUNTY OF DOUGLAS )

I, BOBIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1981 SEP 28 PM 3 15

BOBIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary E. Ware  
DOUGLAS COUNTY OFFICIAL RECORDS

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romans E. Ware  
OREGON  
NOV. 18, 1873  
ROMANS E. WARE  
1005

### NARRATIVE:

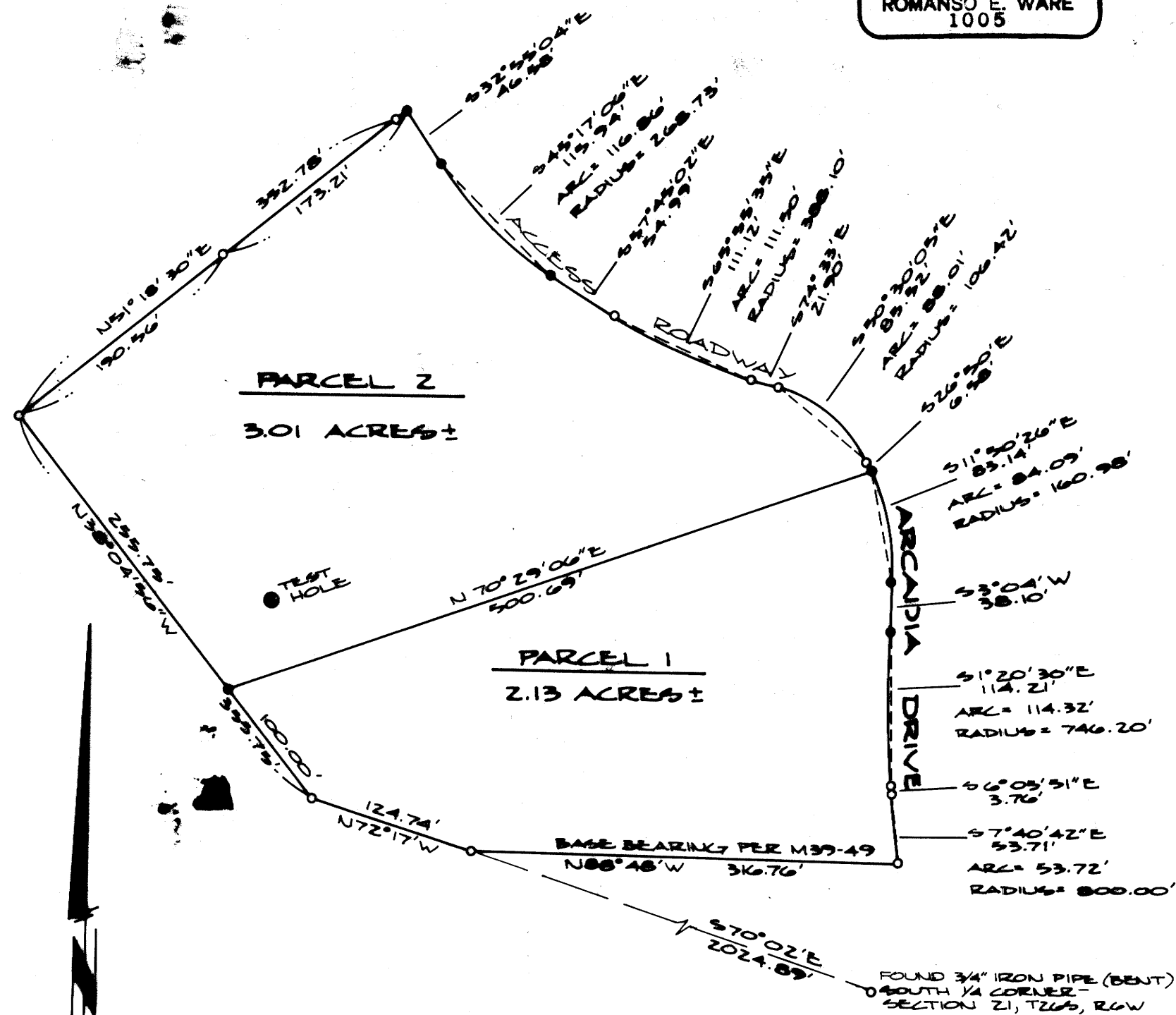
SURVEY TO MONUMENT THAT MINOR LAND PARTITION TENTATIVELY  
APPROVED JULY 27, 1981 BY THE DOUGLAS COUNTY PLANNING  
DEPARTMENT.

SURVEY BASED ON THAT SURVEY SHOWN AS TRACT 23 AND  
RECORDED AS M39-49, DOUGLAS COUNTY SURVEYOR'S OFFICE.  
FOR RECORD BEARINGS & DISTANCES SEE M39-49.

FIELD CREW: G. LANG, D. DELATTE, R. QUMBY USING A WILD T-1  
THEODOLITE MOUNTED WITH LEITZ RED-1 E.D.M. OFFICE  
COMPUTATIONS BY R. WARE AND DRAFTING BY D. HOPKINS.

### LEGEND:

- SET 3/8" x 30" IRON ROD
- FOUND 3/8" IRON ROD UNLESS OTHERWISE NOTED



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
RECEIVED

SEP 28 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

### PARCEL 1

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 26 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF THAT  
PROPERTY DESCRIBED IN INSTRUMENT NO. 71-16712 IN THE DEED  
RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID  
PROPERTY DESCRIBED IN INSTRUMENT NO. 71-16712 FROM WHICH  
POINT THE SOUTH 1/4 CORNER OF THE ABOVE SAID SECTION 21 BEARS  
N88°48'W 316.76 FEET AND S70°02'E 2024.89 FEET; THENCE  
ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN  
INSTRUMENT NO. 71-16712 N88°48'W 316.76 FEET TO A 3/8" IRON ROD,  
N72°17'W 124.74 FEET TO A 3/8" IRON ROD AND N38°04'56"W  
100.00 FEET TO A 3/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY  
LINE N70°29'06"E 500.69 FEET TO A 3/8" IRON ROD IN THE  
WESTERLY LINE OF A ROADWAY; THENCE ALONG SAID WESTERLY LINE  
AS FOLLOWS: ALONG THE ARC OF A 160.98 FOOT RADIUS CURVE TO  
THE RIGHT (THE LONG CHORD OF WHICH BEARS S11°50'26"E 83.14  
FEET) 84.09 FEET TO A 3/8" IRON ROD, S3°04'W 38.10 FEET TO A 3/8"  
IRON ROD, ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE TO  
THE LEFT (THE LONG CHORD OF WHICH BEARS S1°20'30"E 114.21  
FEET) 114.32 FEET TO A 3/8" IRON ROD, S6°05'51"E 3.76 FEET TO A  
3/8" IRON ROD AND ALONG THE ARC OF AN 800.00 FOOT RADIUS  
CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S7°40'42"E  
53.71 FEET) 53.72 FEET TO THE POINT OF BEGINNING AND CONTAINING  
2.13 ACRES OF LAND, MORE OR LESS.

### PARCEL 2

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 26 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF  
THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 71-16712 IN THE  
DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD AT THE MOST WESTERLY CORNER  
OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 71-16712  
FROM WHICH POINT THE SOUTH 1/4 CORNER OF THE ABOVE SAID  
SECTION 21 BEARS S65°45'20"E 2458.24 FEET; THENCE ALONG THE  
NORTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT  
NO. 71-16712 N51°18'30"E 363.77 FEET TO A 3/8" IRON ROD IN THE  
SOUTHWESTERLY LINE OF A ROADWAY; THENCE ALONG SAID SOUTHWESTERLY  
LINE AS FOLLOWS: S32°55'04"E 46.58 FEET TO A 3/8" IRON ROD, ALONG  
THE ARC OF A 268.73 FOOT RADIUS CURVE TO THE LEFT (THE LONG  
CHORD OF WHICH BEARS S45°17'06"E 115.94 FEET) 116.86 FEET TO A 3/8"  
IRON ROD, S57°45'02"E 54.99 FEET TO A 3/8" IRON ROD, ALONG THE  
ARC OF A 388.10 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF  
WHICH BEARS S65°55'35"E 111.12 FEET) 111.50 FEET TO A 3/8" IRON ROD,  
S74°33'E 21.90 FEET TO A 3/8" IRON ROD, ALONG THE ARC OF A 106.42  
FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS  
S50°30'05"E 85.52 FEET) 88.01 FEET TO A 3/8" IRON ROD, AND S26°50'E  
6.58 FEET TO A 3/8" IRON ROD; THENCE LEAVING SAID SOUTHWESTERLY  
LINE S70°29'06"W 500.69 FEET TO A 3/8" IRON ROD IN THE  
SOUTHWESTERLY LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN  
INSTRUMENT NO. 71-16712; THENCE ALONG SAID SOUTHWESTERLY  
LINE N38°04'56"W 255.75 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 3.01 ACRES OF LAND, MORE OR LESS.

### APPROVALS:

Kathy L. Cubic  
DOUGLAS COUNTY PLANNING DEPT.

9/22/81  
DATE

Francis L. Ingam  
DOUGLAS COUNTY SURVEYOR

9-28-81  
DATE

MAP FILE M89-6