

MINOR LAND PARTITION
IN THE
S.E. 1/4, Sec. 23, T. 26S., R. 5 W., W. M.
December, 1981 Scale 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Partitioner & Legal Owner:

Georgina Kohlhagen
7829 Garden Valley Road
Roseburg, Oregon 97470
672-3214

Number of Lots:

2

Water Supply:

Well

Sewer:

Sub-surface

Map By:

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

DOUGLAS COUNTY, OREGON
COUNTY SURVEYOR

JAN 7 1982

RECEIVED

FILED

Narrative: The purpose of the survey was to monument and describe that part of Probate No. P 8871 lying Southerly of the North Bank Road. Monuments were found on the Westerly and Easterly boundaries as well as monuments marking the right-of-way of the North Bank Road. Since, the Southerly right-of-way line of North Bank Road formed the Northerly boundary of the parcel, additional monuments were set marking the right-of-way of that road. Two 3/4 inch iron rods found on the Westerly line, and shown as being found on M50-40 seems to have been placed to mark the Westerly boundary of the Kohlagen parcel and its intersection with County Road right-of-way. If this was the intent, a 60 foot right-of-way width was used rather than the 80 feet width shown on Road Department maps filed with the County Surveyor's Office. The Westerly line of the parcel was used as the basis of bearings and is shown on M50-40, Lester Fanning, Chief of Party, performed the work using a Wild T-1 and steel tape.

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)
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:

1982 JAN 8 AM 9 06

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
DEPUTY
No. _____
DOUGLAS COUNTY OFFICIAL RECORDS

Parcel 1

Beginning at a 3/4 inch iron rod at the Northeast corner of Lot 1, Echo Bend Estates, as recorded in Volume 12, Page 7, Flat Records of Douglas County, Oregon, thence S. 0°12'20" E., 437.37 feet to a point on the North bank of the North Umpqua River, thence along said North bank N. 83°23'36" E., 307.19 feet to a point and S. 65°29'53" E., 372.02 feet to a point, thence N. 0°10'54" W., 218.30 feet to a 1/2 inch iron rod on the Southerly right-of-way line of the North Bank Road, thence along the arc of a 358.31 foot radius curve right, (the long chord of which bears N. 54°54'33" W. 230.01 feet) to a 1/2 inch iron rod, thence N. 36°11'15" W. 547.71 feet to a 1/2 inch iron rod, thence along the arc of a 1863.77 foot radius curve left, (the long chord of which bears N. 39°31'30" W. 209.35 feet) to a 1/2 inch iron rod, thence N. 42°37'35" W. 2.03 feet to a 1/2 inch iron rod, thence leaving the Southerly right-of-way of North Bank Road S. 0°12'20" E. 399.25 feet to the point of beginning. The parcel described contains 6.53 Acres, more or less in the S. E. 1/4, Sec. 23, T. 26S., R. 5 W., W. M.

PARCEL 2
47.6 AC. ±
That part of Govt.
Lots 10, 11 & 12 Lying
N'y. of the North
Bank Rd. # 200
as described
in Probate
No. 8871.

Planning Commission:

Keith L. Cubic

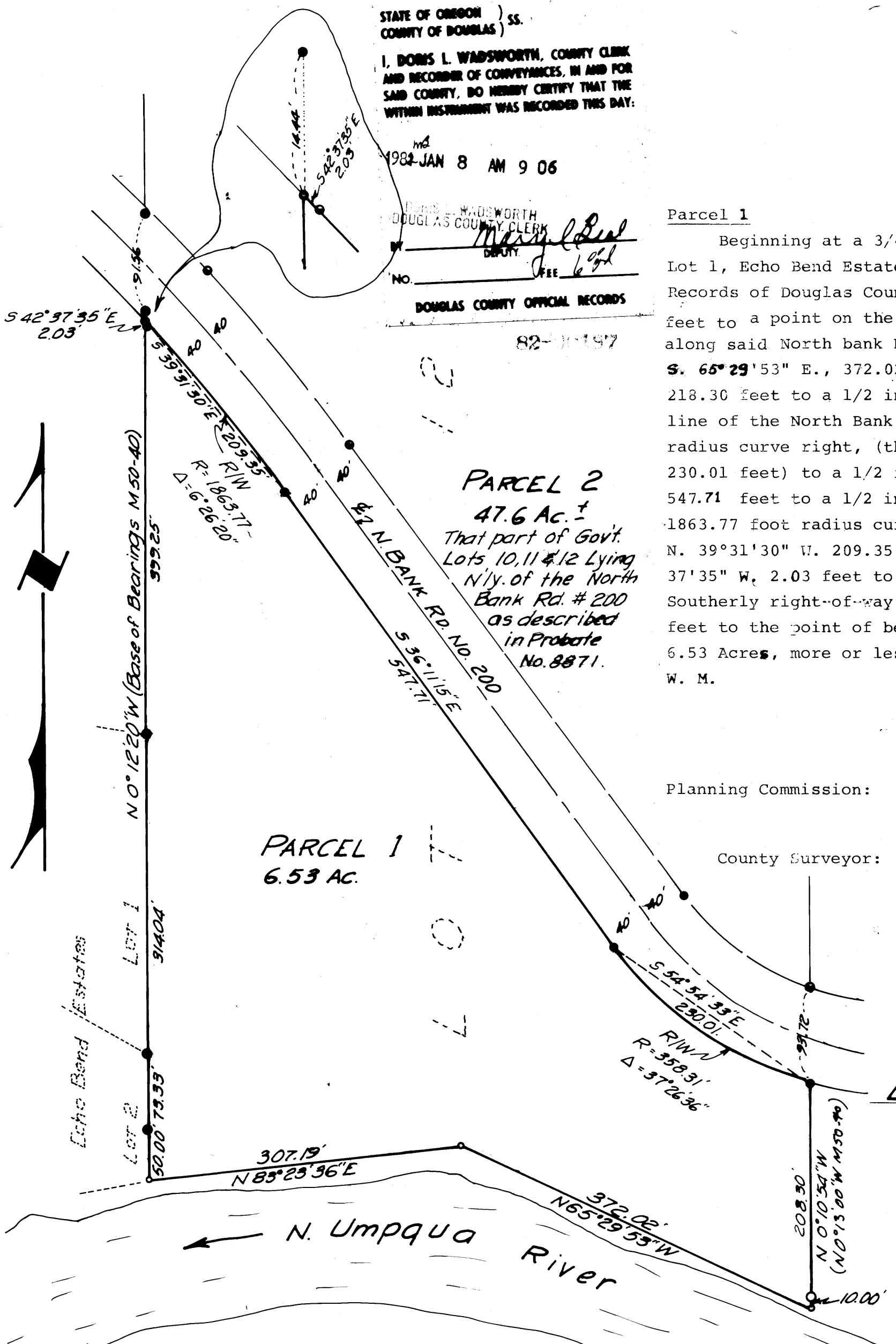
12/28/81
Date

County Surveyor:

James E. Mann DEPUTY

1-7-82
Date

PARCEL 1
6.53 AC.



LEGEND

- Set 1/2" x 24" I.R. w/ Yellow Surv. Cap Marked "BAUGHMAN TECH. SERV."
- Fd. 3/4" I.R.
- Fd. 5/8" I.R.
- Fd. 1/2" I.R.
- Point Calc. - Not Set

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Mann

OREGON
MADE BY
GEORGE L. LINDSAY
197

7-110