

134 A  
Vol. 7 Pg 73  
4/23/82  
499-16W  
A MAJOR LAND PARTITION lying in SE ¼ of Section 9, Township 26 South, Range 3 West, Willamette Meridian

PARTITIONER & OWNER:  
Glenn Butler  
Toketee Rt. Box 35  
Idlelyd Park, Oregon 97447

SURVEYOR:  
BHW Engineering, Inc.  
1205 SE Court  
Roseburg, Oregon 97470

SEWER: Sub-Surface  
WATER: Spring

APR 21 1982

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

PARCEL 1

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian, being that property described in Instrument No. 79-15588 as recorded in the Deed Records of Douglas County, Oregon and also being a portion of that property described in Instrument No. 77-06134 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1/2" iron rod from which the South 1/4 Corner of the above said Section 9 bears N 89°23'W 30.00 feet; thence N 0°55'49" W 399.25 feet to a 1/2" iron rod; thence N 77°45'56" E 77.76 feet to a 12" cedar; thence S 85°28'25" E 213.89 feet to a 12" black oak; thence S86°58'30"E 106.50 feet to a 1/2" iron rod; thence N76°52'48"E 140.83 feet to a 1/2" iron rod; thence N59°39'43"E 144.35 feet to a 1/2" iron rod; thence S21°18'34"W 116.37 feet to a 1/2" iron rod; thence S 29°49'46" W 197.14 feet to a 1/2" iron rod; thence S 16°28'12" W 232.99 feet to a 1/2" iron rod on the Section Line between Sections 9 and 16; thence along said Section Line N 89°23' W 444.43 feet to the point of beginning and containing 5.00 acres of land, more or less.

TOGETHER WITH a 10' foot easement to construct and maintain a waterline along certain courses and distances to a spring, whose water and right runs with this parcel:

Beginning at the most easterly point on the above described parcel, thence N 50°37'51" E 136.02 feet; thence S 52°52'54" E 243.84 feet; thence S 22°14'39" E 310.91 feet; thence S 7°18'54" E 147.92 feet; thence S 6°11'14" E 224.25 feet; thence S 32°59'14" E 55.50 feet to the center of the spring.

TOGETHER WITH rights of ingress and egress on a gateway road as established by proceeding in Volume 17, Page 400, County Court Journal.

PARCEL 2

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian, being a portion of those properties described in Instrument No. 77-06134 and 77-06135 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a brass cap at the East 1/16 Corner of the above said Section 9; thence along the Section Line between Sections 9 and 16 of Township 26 South, Range 3 West, Willamette Meridian N 89°23' W 850.61 feet to a 1/2" iron rod; thence leaving said Section Line N 16°28'12" E 232.99 feet to a 1/2" iron rod; thence N 29°49'46" E 53.65 feet to a 5/8" iron rod; thence S 89°23' E 746.43 feet to a 5/8" iron rod on the centerline of the Southeast 1/4 of the above said Section 9; thence along said centerline S 2°24'48" E 271.33 feet to the point of beginning and containing 5.00 acres of land, more or less.

TOGETHER WITH a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

Beginning at a point of the north line of the above described parcel from which point the East 1/16 Corner of Section 9, Township 26 South Range 3 West, Willamette Meridian bears S 89°23' E 154.80 feet and S 2°24'48" E 221.27 feet; thence N 29°05' W 100.41 feet; thence N 16°39'10" W 106.74 feet; thence N 52°53' W 261.05 feet; thence N 28°18'30" W 94.51 feet; thence along the arc of a 55 foot radius curve to the right (the long chord of which bears N 15°08' E 75.64 feet) 83.40 feet; thence N 58°34'30" E 61.64 feet; thence along the arc of a 100 foot radius curve to the left (the long chord of which bears N 37°33'15" E 71.74 feet) 73.38 feet; thence N 16°32' E 193.43 feet; thence N 8°25' W 140.14 feet; thence along the arc of a 165.00 foot radius curve to the right (the long chord of which bears N 22°49' E 171.10 feet) 179.89 feet; thence N 54°03' E 195.70 feet; thence N 10°20'00" E 220.00 feet; thence N 5°46'00" W 64.78 feet to a point on the southeasterly right-of-way line of County Road No. 142 and there terminating.

SUBJECT TO a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

PARCEL 2 CONTINUED

Beginning at a point on the north line of the above described parcel from which point the East 1/16 Corner of Section 9, Township 26 South, Range 3 West, Willamette Meridian bears S 89°23' E 154.80 feet and S 2°24'48" E 221.27 feet; thence S 29°05' E 50.00 feet and S 7°22' E 229.69 feet to the south line of the above described Parcel 2 and there terminating.

PARCEL 3

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian said parcel being a portion of those properties described in Instruments 77-06134 and 77-06135 as recorded in the Deed Records of Douglas County, Oregon, excepting the above described Parcel 1 and Parcel 2.

SUBJECT TO a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of County Road No. 142 from which the E 1/16 Corner of Section 9, Township 26 South, Range 3 West, Willamette Meridian bears N 62°12' E 18.57 feet and S 2°24'48" E 1753.23 feet; thence along said centerline as follows: S 5°46'00" E 64.78 feet, S 10°20'00" W 220.00 feet, S 54°03' W 197.14 feet, along the arc of a 165.00 foot radius curve to the left (the long chord of which bears S 22°49' W 171.10 feet) 179.89 feet, S 8°25' E 140.14 feet, S 16°32' W 193.43 feet, along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S 37°33'15" W 71.74 feet) 73.38 feet, S 58°34'30" W 61.64 feet, along the arc of a 55.00 foot radius curve to the left (the long chord of which bears S 15°08' W 75.64 feet) 83.40 feet, S 28°18'30" E 94.51 feet, S 52°53' E 261.05 feet, S 16°39'10" E 106.74 feet and S 29°05' E 100.41 feet and there terminating.

SUBJECT TO a 10 foot easement to construct and maintain a waterline along certain courses and distances to a spring, whose water and right runs with Parcel 1:

Beginning at the most easterly point on the above described Parcel 1, thence N 50°37'51" E 136.02 feet; thence S 52°52'54" E 243.84 feet; thence S 22°14'39" E 310.91 feet; thence S 7°18'54" E 147.92 feet; thence S 6°11'14" E 224.25 feet; thence S 32°59'14" E 55.50 feet to the center of the spring.

SUBJECT TO rights of ingress and egress on a gateway road as established by proceeding in Volume 17, Page 400, County Court Journal.

APPROVALS:

Keith L. Cubic 4/12/82  
Planning Department Date

Larry E. Monahan DEPUTY 4-21-82  
County Surveyor Date

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:

APR 21 PM 4 27

BY Mary L. Deal  
DEPUTY

NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

82-0383

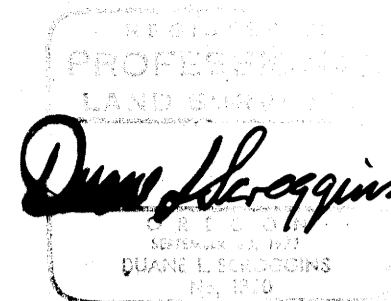
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FILED B8  
RECORDED  
APR 21 1982

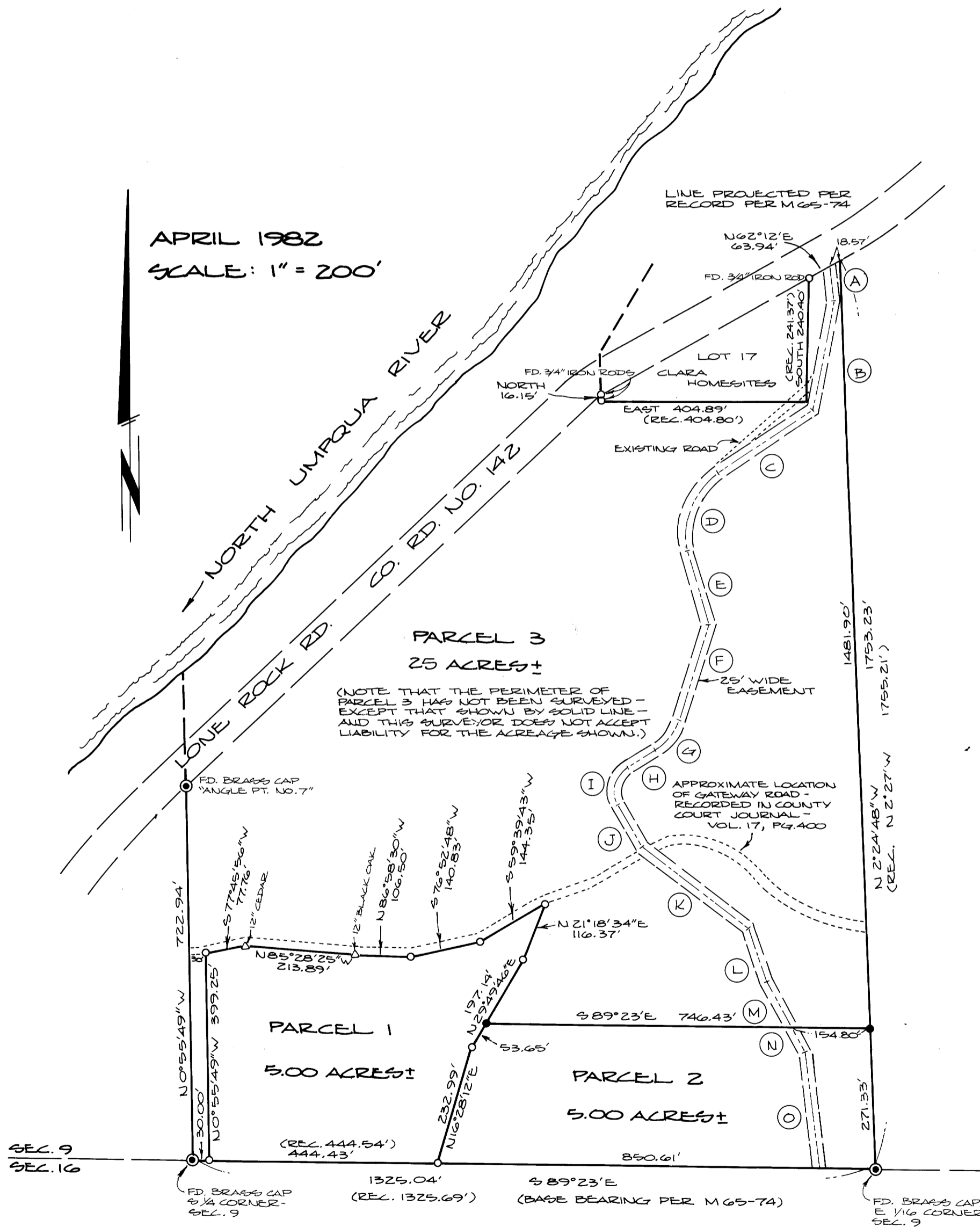
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
B8

NARRATIVE:

SURVEY TO CREATE A MAJOR PARTITIONING OF THOSE PROPERTIES DESCRIBED IN INST. # 77-6134 & # 77-6135 IN DOUGLAS COUNTY DEED RECORDS. MONUMENTS FOUND PER MGS-74 AND AN UNRECORDED SURVEY. SURVEY CREW: GREG LANG & MIKE JOHNSON. EQUIPMENT IS A WILD T-1 THEODOLITE MOUNTED WITH A LEITZ RED-1 EDM. OFFICE CREW: DUANE SCROGGINS, ROMEY WARE & DEBBIE HOPKINS.

- LEGEND:
- FOUND BRASS CAP
  - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - △ TREE AS NOTED
  - SET 5/8" x 30" IRON ROD WITH CAP MARKED "BHW, INC."

APRIL 1982  
SCALE: 1" = 200'



1/4 OF 25' WIDE EASEMENT FROM CO. RD. TO PARCEL 2:

- (A) S 5°46'00"E - 64.78'
- (B) S 10°20'00"W - 220.00'
- (C) S 54°03'W - 195.70'
- (D) L.C. = S 22°49'W - 171.10'  
Δ = 62°28'  
R = 165.00'  
T = 100.05'  
A = 179.89'
- (E) S 8°25'E - 140.14'
- (F) S 16°32'W - 193.43'
- (G) L.C. = S 37°33'15"W - 71.74'  
Δ = 42°02'30"  
R = 100'  
A = 73.38'
- (H) S 58°34'30"W - 61.64'
- (I) L.C. = S 15°08'W - 75.64'  
Δ = 86°53'  
R = 55'  
A = 83.40'
- (J) S 28°18'30"E - 94.51'
- (K) S 52°53'E - 261.05'
- (L) S 16°39'10"E - 106.74'
- (M) S 29°05'E - 100.41'

1/4 OF 25' WIDE EASEMENT FROM NORTH LINE PARCEL 2 TO SOUTH LINE:

- (N) S 29°05'E - 50.00'
- (O) S 7°22'E - 229.69'