

MINOR LAND PARTITION in the SE 1/4 of Section 17, T. 26 S., R. 3 W., W. M. July 1982
For: Jesse Thurman
Bar "L" Ranch Road
Glide, OR 97443
496-0408

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:**
Scale 1" = 100'
DEPUTY
Mary Lee Seal
DOUGLAS COUNTY OFFICIAL RECORDS

FILED *BS*
RWS
RECEIVED
OCT 13 1982
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

Number of Parcels: 2
Water Supply: Glide Water Association
Sewer: Glide -Idleld Sewer District
Zoning: Commercial
Map Prepared By: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470 NO. _____ FEE *6.92*
673-0966

Narrative:

The purpose of the survey was to partition a parcel of land into two parcels. Using monuments found on Bar "L" Ranch Road right-of-way as a basis of bearings, a random line traverse was run tying in the monuments on the right-of-way of the North Umpqua Highway. From information obtained from North Umpqua Highway right-of-way maps filed with the County Surveyor, intermediate points on the right-of-way line were calculated and set. The most southerly curve on Bar "L" Ranch Road as shown on M47-33 was incorrectly calculated when the property was surveyed in 1972. The old curve points were removed and the new points were set as shown. The work was accomplished by Lester Fanning, Party Chief, using a Wild T-1 and HP 3805.

PARCEL 1

Beginning at a 5/8 inch iron rod at the intersection of the Southeasterly right-of-way line of the North Umpqua Highway with the Northeasterly right-of-way line of Bar "L" Ranch Road from which the section corner common to Sections 16, 17, 20, & 21, T. 26 S., R. 3 W., W. M. bears S 52°49'57" E, 3164.39 feet, thence S 31°45'24" E, 280.00 feet along the right-of-way line of Bar "L" Ranch Road to a 5/8 inch iron rod, thence N 57°58'41" E, 180.00 feet to a 5/8 inch iron rod, thence N 31°45'24" W, 280.00 feet to a 5/8 inch iron rod on the Southeasterly right-of-way line of the North Umpqua Highway, thence S 57°58'41" W, 180.00 feet to the point of beginning. Containing 1.16 acres in the SE 1/4 of Section 17, T. 26 S., R. 3 W., W. M., Douglas County, Oregon.

SUBJECT TO a non-exclusive easement for roadway purposes as hereinafter described:

Beginning at a 5/8 inch iron rod from which the section corner common to Sections 16, 17, 20 & 21, T. 26 S., R. 3 W., W. M. bears S 52°49'47" E, 3164.39 feet, thence N 57°58'41" E, 180.00 feet to a 5/8 inch iron rod, thence S 31°45'24" E, 40.00 feet to a point, thence S 57°58'41" W, 180.00 feet to a point, thence N 31°45'24" W, 40.00 feet to the point of beginning.

PARCEL 2

Beginning at a 5/8 inch iron rod at the intersection of the Southeasterly right-of-way line of the North Umpqua Highway with the Northeasterly right-of-way line of Bar "L" Ranch Road from which the section corner common to Sections 16, 17, 20 & 21 bears S 52°49'57" E, 3164.39 feet, thence N 57°58'41" E, 180.00 feet along the Southeasterly right-of-way line of the North Umpqua Highway to a 5/8 inch iron rod, which is the true point of beginning: Thence along said Southeasterly line N 57°58'41" E, 45.27 feet to a 5/8 inch iron rod, thence N 59°12'20" E, 448.89 feet to a 5/8 inch iron rod, thence leaving said Southeasterly line S 89°12'44" E, 160.94 feet to a 5/8 inch iron rod, thence N 40°02'52" E, 66.38 feet to a 5/8 inch iron rod on the Southeasterly right-of-way line of the North Umpqua Highway, thence S 88°32'08" E, 64.30 feet to a 5/8 inch iron rod, thence N 39°56'29" E, 28.78 feet to a 5/8 inch iron rod, thence leaving said Southeasterly right-of-way line S 48°29'00" E, 101.37 feet to a 5/8 inch iron rod, thence N 50°41'00" E, 184.08 feet to a 5/8 inch iron rod, thence S 26°26'30" E, 171.29 feet to a 5/8 inch iron rod on the Northerly right-of-way line of Bar "L" Ranch Road, thence along said Northerly right-of-way line N 85°00'14" W, 105.49 feet to a 5/8 inch iron rod, thence along the arc of a 130.00 foot radius curve left, (the long chord of which bears S 71°47'28" W, 94.20 feet) to a 5/8 inch iron rod, thence S 50°17'44" W, 77.25 feet to a 5/8 inch iron rod, thence along the arc of a 130.00 foot radius curve left, (the long chord of which bears S 35°13'24" W, 67.61 feet) to a 5/8 inch iron rod, thence S 20°09'07" W, 46.20 feet to a 5/8 inch iron rod, thence along the arc of a 70.00 foot radius curve right, (the long chord of which bears S 43°24'40" W, 55.28 feet) to a 5/8 inch iron rod, thence S 66°40'13" W, 107.40 feet to a 5/8 inch iron rod, thence along the arc of a 180.00 foot radius curve left, (the long chord of which bears S 52°56'36" W, 85.43 feet) to a 5/8 inch iron rod, thence S 39°12'56" W, 487.59 feet to a 5/8 inch iron rod, thence along the arc of a 70.00 foot radius curve right, (the long chord of which bears N 86°16'14" W, 114.00 feet) to a 5/8 inch iron rod, thence N 31°45'24" W, 141.43 feet to a 5/8 inch iron rod, thence leaving the right-of-way line of Bar "L" Ranch Road N 57°58'41" E, 180.00 feet to a 5/8 inch iron rod, thence N 31°45'24" W, 280.00 feet to the point of beginning. Containing 7.05 acres in the SE 1/4 of Section 17, T. 26 S., R. 3 W., W. M., Douglas County, Oregon.

SUBJECT TO a non-exclusive easement for roadway purposes as hereinafter described:

Beginning at a 5/8 inch iron rod from which the section corner common to Sections 16, 17, 20 & 21 bears S 52°49'57" E, 3164.39 feet, thence N 57°58'41" E, 180.00 feet to a 5/8 inch iron rod which is the true point of beginning: Thence N 57°58'41" E, 45.27 feet along the Southeasterly right-of-way line of the North Umpqua Highway to a 5/8 inch iron rod, thence N 59°12'20" E, 448.89 feet to a 5/8 inch iron rod, thence leaving said right-of-way line, S 89°12'44" E, 160.94 feet to a 5/8 inch iron rod, thence N 40°02'52" E, 66.38 feet to a 5/8 inch iron rod on the Southeasterly right-of-way line of the North Umpqua Highway, thence S 88°32'08" E, 51.24 feet to a point, thence leaving said right-of-way line S 40°02'52" W, 117.29 feet to a point, thence N 89°12'44" W, 168.60 feet to a point, thence S 59°12'20" W, 437.12 feet to a point, thence S 57°58'41" W, 44.87 feet to a point, thence N 31°45'24" W, 40.00 feet to the point of beginning.

LEGEND

- Set 5/8 x 30" I.R. w/ yellow PLASTIC CAP MKD. BAUGHMAN TECH SERV
- Fd. 5/8" I.R.

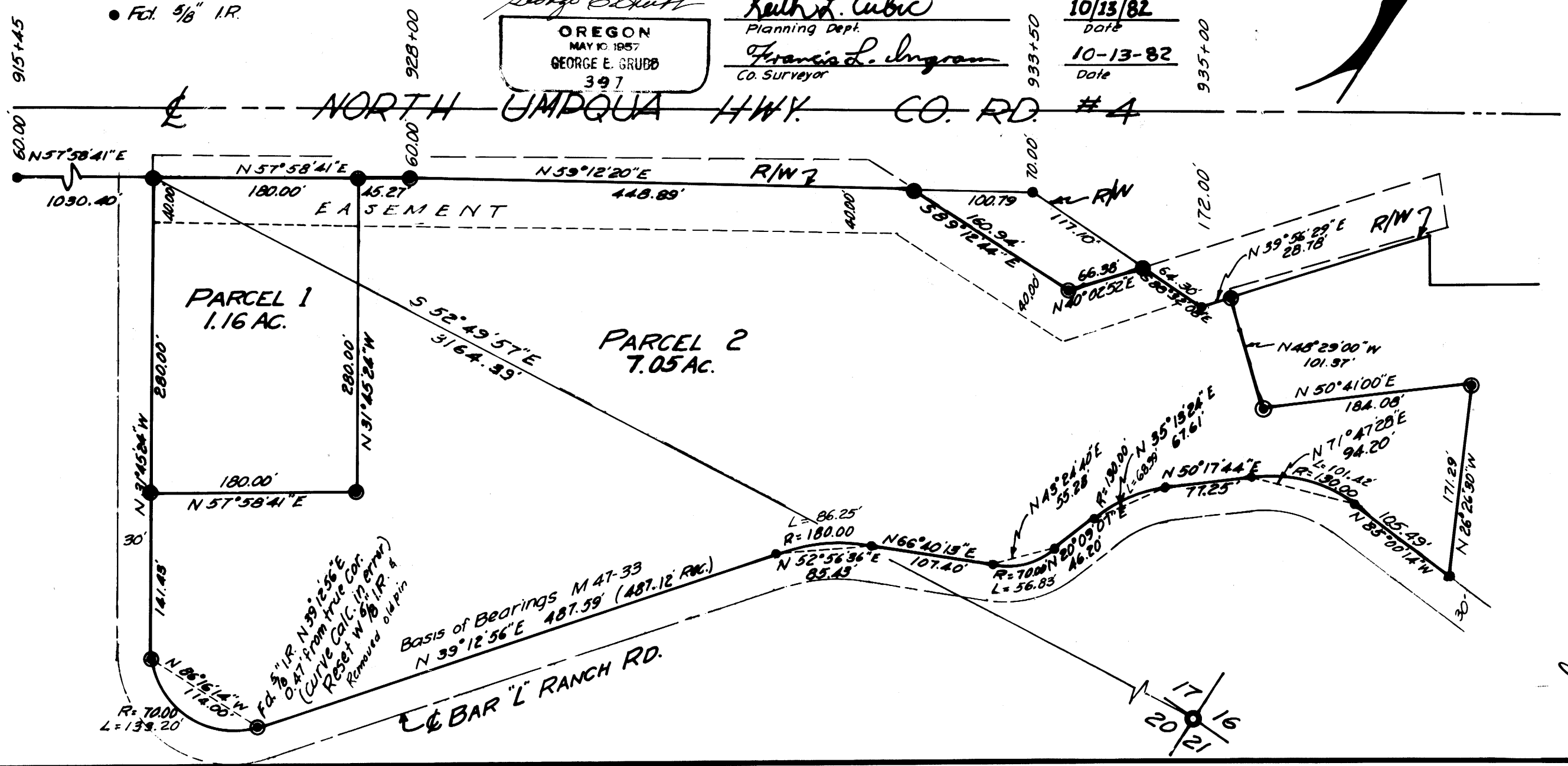
REGISTERED PROFESSIONAL LAND SURVEYOR
George E. Grubb

OREGON
MAY 10 1957
GEORGE E. GRUBB
397

Keith L. Cubic
Planning Dept.
Francis L. Ingram
Co. Surveyor

10/13/82
Date

10-13-82
Date



BS-8-89-18