

MINOR LAND PARTITION

SE 1/4, SEC. 14, T. 26 S., R 4 W., W. M.

October 1983

Scale 1"=100'

COUNTY SURVEYORS FILE DATA

FILED

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DEC 8 1983

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

FOR: GORDON CROOK 1935 Wild River Drive Roseburg, OR 97470

PREPARED BY: BAUGHMAN TECHNICAL SERVICES, INC. 5157 N. Umpqua Highway Roseburg, OR 97470 (503) 673-0966

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Glenn S. Baughman and OREGON PROFESSIONAL LAND SURVEYOR stamp.

LEGEND

- Fd. 5/8" I.P.
○ Fd. as noted
○ Set 5/8" x 30" I.P. Plastic cap Mk'd. "BAUGHMAN TECH. SERV."

NARRATIVE:

This survey was carried on to separate a parcel into three parcels to conform to zoning and physical boundaries; i. e.: Wild River Drive. All of the property lines were identified by surveys and monuments which we honored. The Easterly line was controlled by a survey by Milo Godfrey, as shown on M23-26. The Westerly line was controlled by surveys M-61-72, C. S. 58/134 and WILD RIVER DRIVE ESTATES, a subdivision. The South line was controlled by County Road No. 4 right-of-way. The right-of-way on Wild River Drive and the edge of the North Umpqua River was positioned by a 0°05'05" rotation on call bearings from M 23-26 and monuments found. Field work was carried on by K. DeGroot, and L. Baughman, using a TM20C Theodolite and Alpha 1000 EDM. Office computations and drafting performed by G. Baughman. ADD NOTE: The S.E. corner of parcel No. 1 was set 60.0 ft. Northerly of the N.E. corner of parcel No. 2 and curves were designed to fit.

PARCEL NO. 1

Beginning at a 5/8 inch iron rod on the Northerly right-of-way line of Wild River Drive from which the Section corner common to Sections 13, 14, 23 and 24, T. 26 S., R. 4 W., W. M., bears S. 40°43'51" E., 2807.86 feet; thence along a curve on the Northerly right-of-way line of Wild River Drive on a chord of S. 64°00'18" W., 262.71 feet to a 5/8 inch iron rod; thence continuing along said right-of-way S. 40°10'47" W., 116.67 feet to a 5/8 inch iron rod on the East line of WILD RIVER DRIVE ESTATES, a subdivision; thence along said subdivision, N. 1°25' E., 169.87 feet to a point on the edge of the North Umpqua River; thence along the edge of said river, N. 74°23'35" E., 189.99 feet and N. 80°31'55" E., 126.13 feet to a point; thence S. 0°17'45" W., 37.40 feet to the point of beginning. This parcel situated in Section 14, T. 26 S., R. 4 W., W. M. and containing 0.51 acres, more or less.

PARCEL NO. 2

Beginning at a 5/8 inch iron rod on the West line of that property contained in Inst. No. 79-18091, from which the Section corner common to Sections 13, 14, 23 and 24, T. 26 S., R. 4 W., W. M., bears S. 44°36'56" E., 2610.58 feet; thence West 287.69 feet to a 5/8 inch iron rod on the Southerly right-of-way line of Wild River Drive; thence along said right-of-way line N. 40°31'08" E., 151.66 feet to a 5/8 inch iron rod; continuing along said right-of-way line on a curve, the chord of which bears N. 63°40'02" E., 212.26 feet to a 3/4 inch iron rod on the West of said property in Inst. No. 79-18091; thence S. 0°17'45" W., 209.45 feet to the point of beginning. This parcel situated in Section 14, T. 26 S., R. 4 W., W. M. and contains 0.91 acres, more or less.

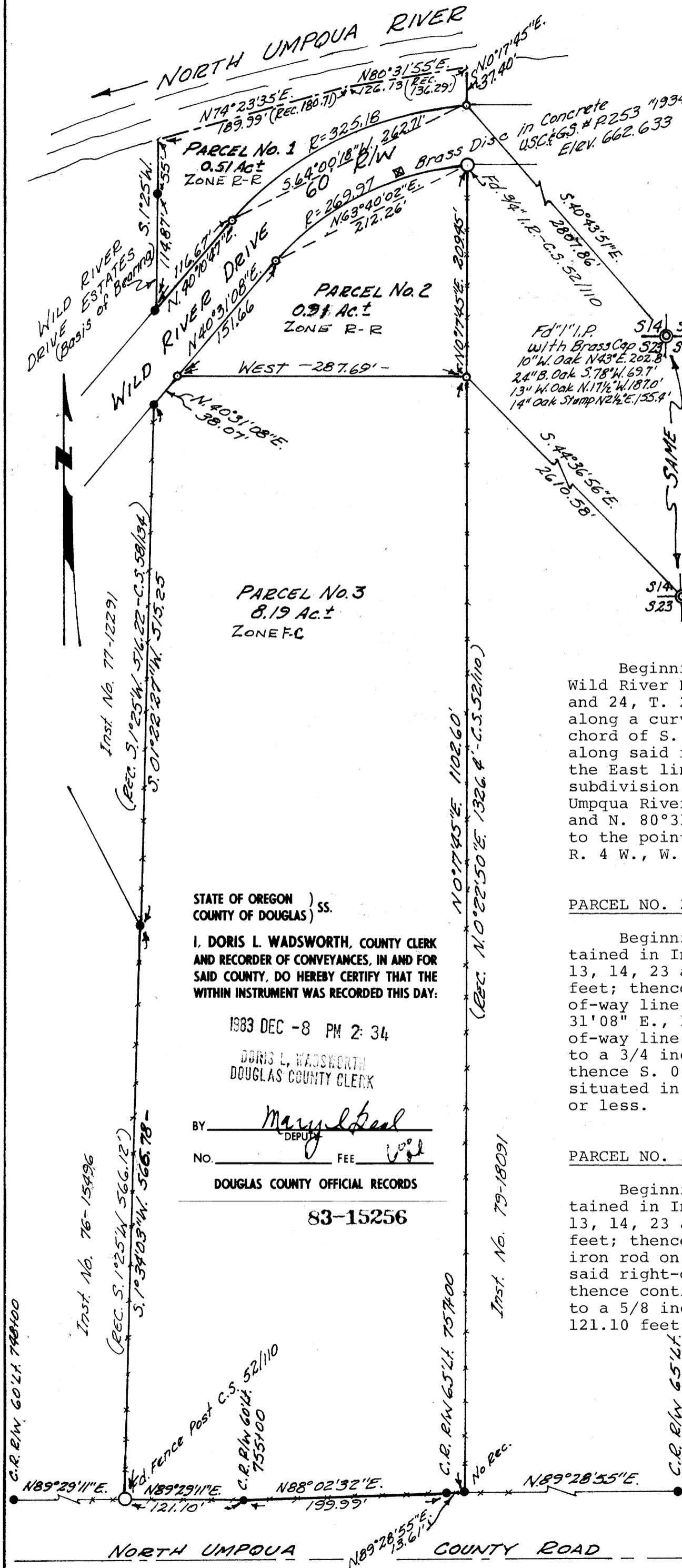
PARCEL NO. 3

Beginning at a 5/8 inch iron rod on the West line of that property contained in Inst. No. 79-18091, from which the Section corner common to Sections 13, 14, 23 and 24, T. 26 S., R. 4 W., W. M., bears S. 44°36'56" E., 2610.58 feet; thence along said West line, S. 0°17'45" W., 1102.60 feet to a 5/8 inch iron rod on the Northerly right-of-way line of County Road No. 4; thence along said right-of-way line S. 89°28'55" W., 13.61 feet to a 5/8 inch iron rod; thence continuing along said right-of-way line S. 88°02'32" W., 199.99 feet to a 5/8 inch iron rod; thence continuing along said right-of-way S. 89°29'11" W., 121.10 feet to a fence post; thence N. 1°34'03" E., 566.78 feet to a 5/8 inch iron rod; thence N. 1°22'27" E., 515.25 feet to a 5/8 inch iron rod on the Southerly right-of-way line of Wild River Drive; thence along said right-of-way line, N. 40°31'08" E., 38.07 feet to a 5/8 inch iron rod; thence East, 287.69 feet to the point of beginning. This parcel situated in Section 14, T. 26 S., R. 4 W., W. M. and contains 8.19 acres, more or less.

APPROVALS:

Keith L. Cubie 11/29/83 Planning Commission

Francis L. Ingram 12-8-83 County Surveyor



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: 1983 DEC -8 PM 2: 34 DORIS L. WADSWORTH DOUGLAS COUNTY CLERK BY: [Signature] DEPUTY No. FEE Vol DOUGLAS COUNTY OFFICIAL RECORDS 83-15256