

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MINOR LAND PARTITION

IN SW 1/4, SECTION 21, T.26S., R.4W., W.M.

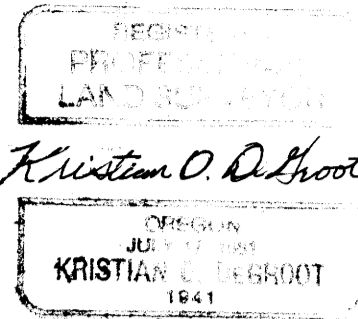
JANUARY, 1984

SCALE: 1" = 100'

FILED BS  
RECEIVED AS  
MAR 16 1984

Partitioner and Owner: Glen & Loette Philippi  
209 Saddle Butte Lane  
Roseburg, Oregon 97470

Map prepared by: Kristian O. DeGroot  
2749 Wild River Drive  
Roseburg, Oregon 97470



COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

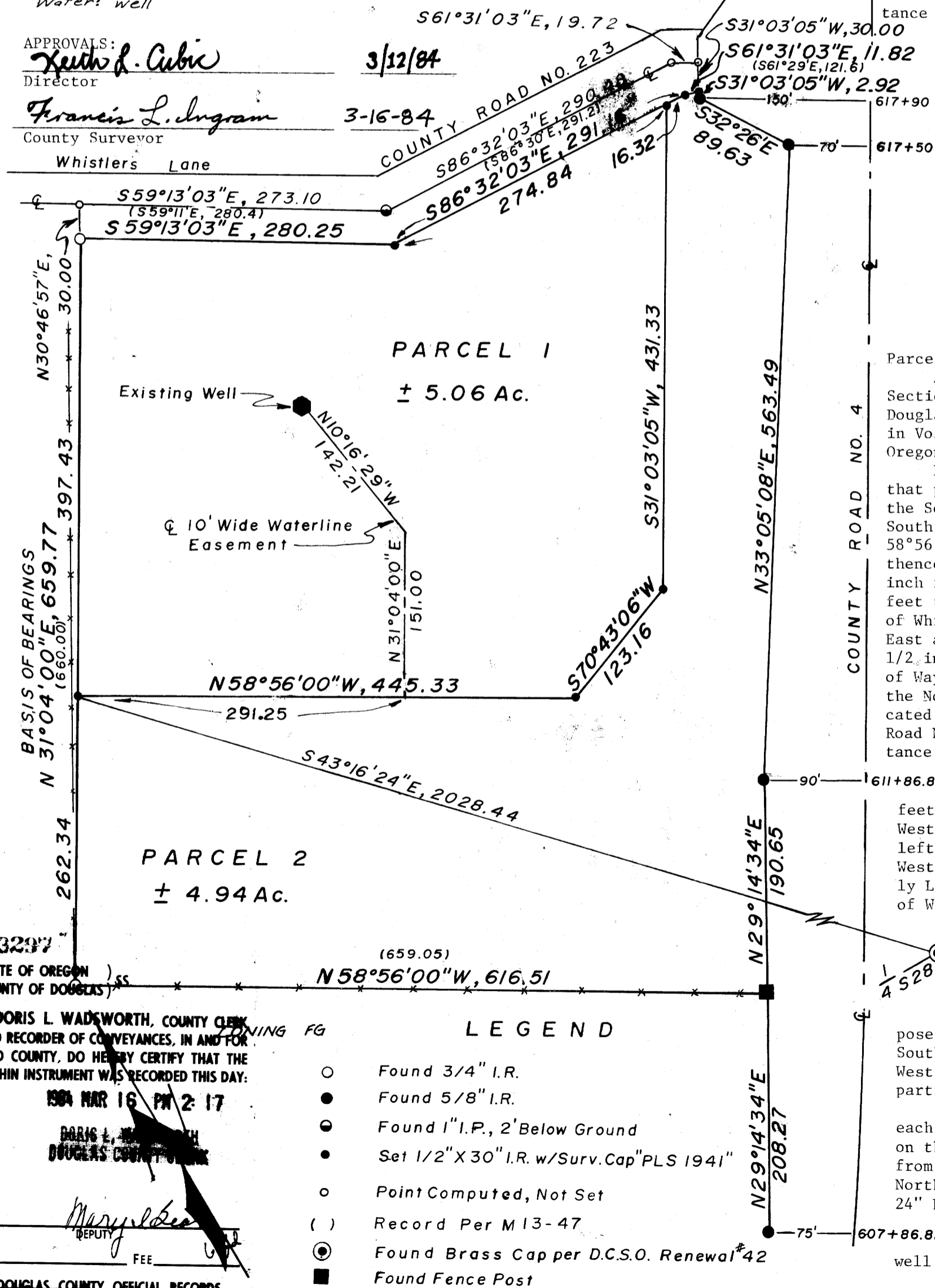
**SURVEY NARRATIVE:** The purpose of this survey was to survey that property described in Volume 198 Page 81 of the Deed Records of Douglas County, Oregon and then to partition said property as per conditions of the Preliminary Partition Plan approved by the Douglas County Planning Department for Glen Philippi dated June 9, 1983. Said property was originally surveyed by N.E. Richardson in June, 1951 as recorded in M 13-47. Monuments found at the Northwest and Southwest Corners of M 13-47 were the basis of bearings. The fence line along this line was found to encroach upon the adjacent property by approximately 13 feet at the Northwest Corner. The original Northeast and Southeast Corners of M 13-47 were destroyed during reconstruction of County Road No. 4. The Southeast Corner was reestablished at the intersection of the Northerly Right of Way Line of County Road No. 4 and record bearing from the existing Southwest Corner. A fence post was found at this corner position and as existing fence line was found along this south property line. The Northerly line of the parcels follows the Southerly Right of Way Line of Whistlers Lane, County Road No. 223 as located by N.E. Richardson in M 13-44 and retraced by Richardson in M 13-47 and by Ben. B. Irving in the Plat of Philippi Acres. The Easterly line of the parcels follows the Northerly Right of Way Line of County Road No. 4, as relocated. Preliminary field work was performed in August, 1983 and final field work in January, 1984 By K. DeGroot and D. Philippi using a Topcon TL-6DE Theodolite, and Alpha I E.D.M. and a 100 foot steel tape. Calculations and drafting by K. DeGroot.

sewer: septic systems  
water: well

**APPROVALS:**

*Keith D. Cubie*  
3/12/84  
Director

*Francis L. Ingram*  
3-16-84  
County Surveyor



**Parcel No. 1**

A parcel of land located in the Southwest One Quarter of Section 21, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being a portion of that property described in Volume 198, Page 81 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the Westerly Line of that property described in said Volume 198, Page 81 from which the South One Quarter Section Corner of said Section 21 bears South 43°16'24" East a distance of 2028.44 feet; thence North 31°04'00" East along said Westerly Line a distance of 397.43 feet to a 3/4 inch iron rod on the Southerly Right of Way Line of Whistlers Lane, County Road No. 223; thence South 59°13'03" East along said Right of Way Line a distance of 280.25 feet to a 1/2 inch iron rod; thence South 86°32'03" East along said Right of Way Line a distance of 274.84 feet to a 1/2 inch iron rod; thence South 31°03'05" West leaving said Right of Way Line a distance of 431.33 feet to a 1/2 inch iron rod; thence South 70°43'06" West a distance of 123.16 feet to a 1/2 inch iron rod; thence North 58°56'00" West a distance of 445.33 feet to the point of beginning and containing 5.06 acres, more or less.

Subject to a nonexclusive easement for waterline purposes over the following described strip of land located in the Southwest One Quarter of Section 21, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon being more particularly described as follows:

A strip of land 10 feet wide of even width lying 5 feet on each side of the following described line: Beginning at a point on the Southwesterly Line of the above described Parcel No. 1 from which the South One Quarter Corner of said Section 21 bears North 58°56'00" West a distance of 291.25 feet and South 43°16'24" East a distance of 2028.44 feet; thence North 31°04'00" East a distance of 151.00 feet to a point; thence North 10°16'29" West a Distance of 142.21 feet to an existing well located in the above described Parcel No. 1.

**Parcel No. 2**

A parcel of land located in the Southwest One Quarter of Section 21, Township 26 South, Range 4 West, Willamette Meridian Douglas County, Oregon being a portion of that property described in Volume 198, Page 81 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the Westerly Line of that property described in said Volume 198, Page 81 from which the South One Quarter Section Corner of said Section 21 bears South 43°16'24" East a distance of 2028.44 feet; thence South 58°56'00" East a distance of 445.33 feet to a 1/2 inch iron rod; thence North 31°03'05" East a distance of 431.33 feet to a 1/2 inch iron rod on the Southerly Right of Way Line of Whistlers Lane, County Road No. 223; thence South 86°32'03" East along said Right of Way Line a distance of 16.32 feet to a 1/2 inch iron rod; thence South 61°31'03" East along said Right of Way Line a distance of 11.82 feet to a 1/2 inch iron rod on the Northerly Right of Way Line of County Road No. 4, as relocated; thence along said Northerly Right of Way Line of County Road No. 4 the following courses: South 31°03'05" West a distance of 2.92 feet to a 5/8 inch iron rod 150 feet left of Engineers Station 617+90; thence South 32°26'00" East a distance of 89.63 feet to a 5/8 inch iron rod 70 feet left of Engineers Station 617+50; thence South 33°05'08" West a distance of 563.49 feet to a 5/8 inch iron rod 90 feet left of Engineers Station 611+86.82; thence South 29°14'34" West a distance of 190.65 feet to a fence post on the Southerly Line of said Volume 198, Page 81; thence leaving said Right of Way Line North 58°56'00" West along said Southerly Line a distance of 616.51 feet to a 3/4 inch iron rod at the Southwest Corner of said Volume 198, Page 81; thence North 31°04'00" East along the Westerly Line of said Volume 198, Page 81 a distance of 262.34 feet to the Point of Beginning and containing 4.94 acres more or less. Together with a nonexclusive easement for waterline purposes over the following described strip of land located in the Southwest One Quarter of Section 21, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon being more particularly described as follows:

A strip of land 10 feet wide of even width lying 5 feet on each side of the following described line: Beginning at a point on the Southwesterly Line of the above described Parcel No. 1 from which the South One Quarter Corner of said Section 21 bears North 58°56'00" West a distance of 291.25 feet and South 43°16'24" East a distance of 2028.44 feet; thence North 31°04'00" East a distance of 151.00 feet to a point; thence North 10°16'29" West a distance of 142.21 feet to an existing well located in the above described Parcel No. 1.

STATE OF OREGON )  
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:

1984 MAR 16 PM 2:17

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY *Mary L. DeGroot*  
DEPUTY

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

DOUGLAS COUNTY OFFICIAL RECORDS

**LEGEND**

- Found 3/4" I.R.
- Found 5/8" I.R.
- ⊙ Found 1" I.P., 2' Below Ground
- Set 1/2" X 30" I.R. w/Surv. Cap "PLS 194"
- Point Computed, Not Set
- ( ) Record Per M 13-47
- ⊙ Found Brass Capper D.C.S.O. Renewal #42
- Found Fence Post