

MAJOR LAND PARTITION IN N 1/2 SECTION 15 T 28 S, R 6 W, W. M.

CURVE INFORMATION

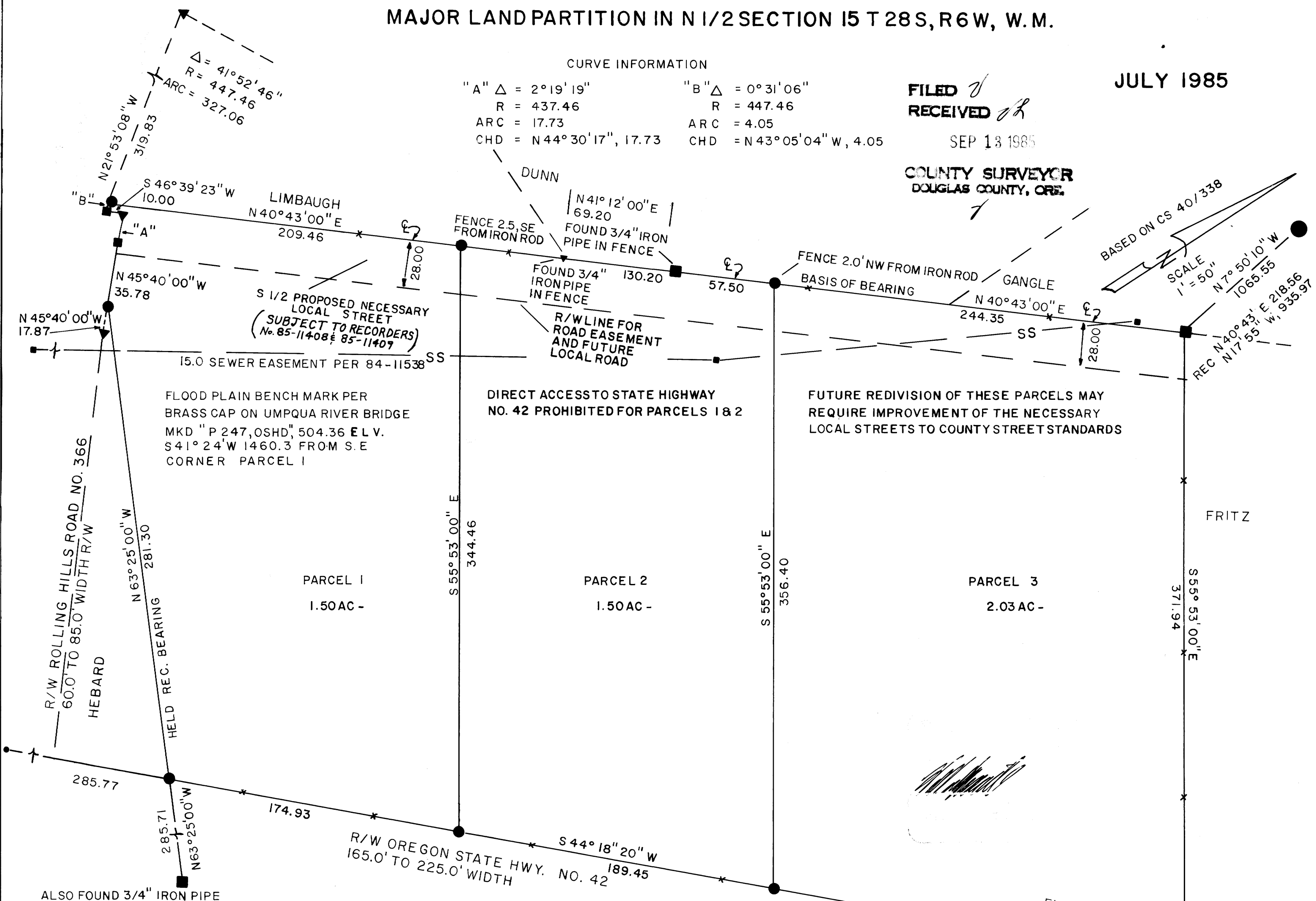
"A" Δ = 2°19'19" R = 437.46 ARC = 17.73 CHD = N44°30'17", 17.73  
 "B" Δ = 0°31'06" R = 447.46 ARC = 4.05 CHD = N43°05'04" W, 4.05

FILED  
 RECEIVED

JULY 1985

SEP 13 1985

COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.



FLOOD PLAIN BENCH MARK PER  
 BRASS CAP ON UMPQUA RIVER BRIDGE  
 MKD " P 247, OSHD", 504.36 E L V.  
 S 41° 24' W 1460.3 FROM S. E  
 CORNER PARCEL 1

DIRECT ACCESS TO STATE HIGHWAY  
 NO. 42 PROHIBITED FOR PARCELS 1 & 2

FUTURE REDIVISION OF THESE PARCELS MAY  
 REQUIRE IMPROVEMENT OF THE NECESSARY  
 LOCAL STREETS TO COUNTY STREET STANDARDS

PARCEL 1  
 1.50 AC -

PARCEL 2  
 1.50 AC -

PARCEL 3  
 2.03 AC -

LEGEND

- ▲ FOUND 5/8" IRON ROD WITH /AL CAP STAMPED "DOUGLAS CO. R/W"
- SET 5/8" X 30" IRON ROD, 1/2" PLASTIC CAP MARKED "LS 866"
- CALCULATED POINT
- FOUND 3/4" IRON PIPE PER CS 40/338
- FOUND 1" GALVANIZED IRON PIPE WITH /2 1/2" BRASS CAP MARKED "1/4 S10/S15 T 28 S, R 6 W COUNTY SURVEYORS OFFICE"
- FOUND NAIL AT FENCE POST SHRW STA 1251.00, 100' LT.
- MANHOLE
- SS SANITARY SEWER LINE

PARTITIONER

NEW HOPE EVANGELICAL CHURCH  
 C/O PAT DODGE  
 P.O. BOX 1650, WINSTON 97496  
 LEGAL OWNER  
 SAMUAL F. JEFFERS  
 4062 S.W. CARNES RD., ROSEBURG OR 97470

NUMBER OF LOTS - 3  
 WATER - ROBERTS CREEK WATER DISTRICT  
 SEWER - GREEN SANITARY DISTRICT  
 ZONED R.S.

SURVEYED BY - WILLIAM RUPPERT  
 P.O. BOX 1564  
 MYRTLE CREEK, OR 97457

FOUND 5/8" IRON ROD WITH  
 PLASTIC CAP MARKED "BHW  
 INC" PER M 92 - 27

MAP FILE M99-38A

MAP FILE M99-38A

FILED 7  
RECEIVED 18

SEP 13 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL 1

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 17°55'00" EAST 935.97 FEET AND SOUTH 40°43'00" WEST 650.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 55°53'00" EAST 344.46 FEET TO A 5/8" IRON ROD ON THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 42; THENCE ALONG THE RIGHT-OF-WAY OF SAID STATE HIGHWAY SOUTH 44°18'20" WEST 174.93 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED #80-4144 OF DOUGLAS COUNTY DEED RECORDS; THENCE NORTH 63°25'00" WEST 281.30 FEET ALONG SAID SOUTHWESTERLY LINE TO A 5/8" IRON ROD ON THE RIGHT-OF-WAY OF COUNTY ROAD NO. 366; THENCE ALONG THE RIGHT-OF-WAY OF SAID COUNTY ROAD NORTH 45°40'00" WEST 35.78 FEET TO A POINT; THENCE 17.73 FEET ON THE ARC OF A 437.46 FOOT RADIUS CURVE RIGHT HAVING A CHORD NORTH 44°30'17" WEST 17.73 FEET TO A POINT; THENCE SOUTH 46°39'23" WEST 10.00 FEET TO A POINT; THENCE 4.05 FEET ON THE ARC OF A 447.46 FOOT RADIUS CURVE RIGHT HAVING A CHORD NORTH 43°05'04" WEST 4.05 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED NO. 80-4144; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 40°43'00" EAST 209.46 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 17°55'00" EAST 935.97 FEET AND SOUTH 40°43'00" WEST 462.91 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 55°53'00" EAST 356.40 FEET TO A 5/8" IRON ROD ON THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 42; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°18'20" WEST 189.45 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°53'00" WEST 344.46 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED NO. 80-4144 OF DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40°43'00" EAST 187.70 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE WHICH IS SOUTH 17°55'00" EAST 935.97 FEET AND SOUTH 40°43'00" WEST 218.56 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 55°53'00" EAST 371.94 FEET ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED NO. 80-4144 OF DOUGLAS COUNTY DEED RECORDS TO A POINT ON THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 42; THENCE SOUTH 44°18'20" WEST 246.62 FEET ALONG SAID HIGHWAY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE NORTH 55°53'00" WEST 356.40 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED NO. 80-4144; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40°43'00" EAST 244.35 FEET TO THE POINT OF BEGINNING.

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:

DESCRIPTION FOR ROAD EASEMENT OR DEDICATION

A 28 FOOT WIDE ROAD IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, WITH THE NORTHWESTERLY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE WHICH IS SOUTH 17°55'00" EAST 935.97 FEET AND SOUTH 40°43'00" WEST 218.56 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 40°43'00" WEST 641.51 FEET TO A 5/8" IRON ROD ON THE RIGHT-OF-WAY OF ROLLING HILLS ROAD AND THERE TERMINATING.

BY Mary J. Seal  
DEPUTY  
No. \_\_\_\_\_ FEE 2.00 Pl  
DOUGLAS COUNTY OFFICIAL RECORDS

NOTE A

PARCELS ARE SUBJECT TO RECORDERS No. 85-11408 AND 85-11409

SURVEY NARRATIVE

BOUNDARY CONTROL: BASED ON DEED NO. 80-4144 AND MAP CS 40/338. COUNTY ROAD RIGHT-OF-WAY IS BASED ON SHEET 3 OF ROLLING HILLS ROAD PER COUNTY ROAD PLAN JUNE 1981. STATE HIGHWAY MAP IS DRG. NO. 9B-7-5.

EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE.

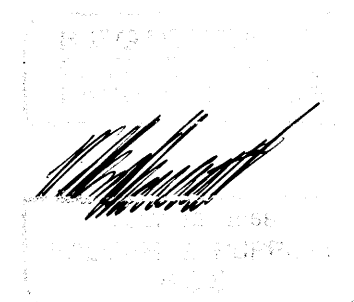
APPROVALS:

Keith L. Cubic  
PLANNING COMMISSION

9/6/85  
DATE

Larry E. Monahan DEPUTY  
COUNTY SURVEYOR

9-13-85  
DATE



85-11510

26-9-19-338