

MINOR LAND PARTITION
IN THE
S.E. 1/4 & S.W. 1/4, SECTION 13, T. 26 S., R. 4 W., W.M.
FEBRUARY, 1986 SCALE 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED CMO

MAR 14 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

FOR: A.J. & MAYMIE UPDEGRAVE
15417 NORTH BANK ROAD
ROSEBURG, OR. 97470

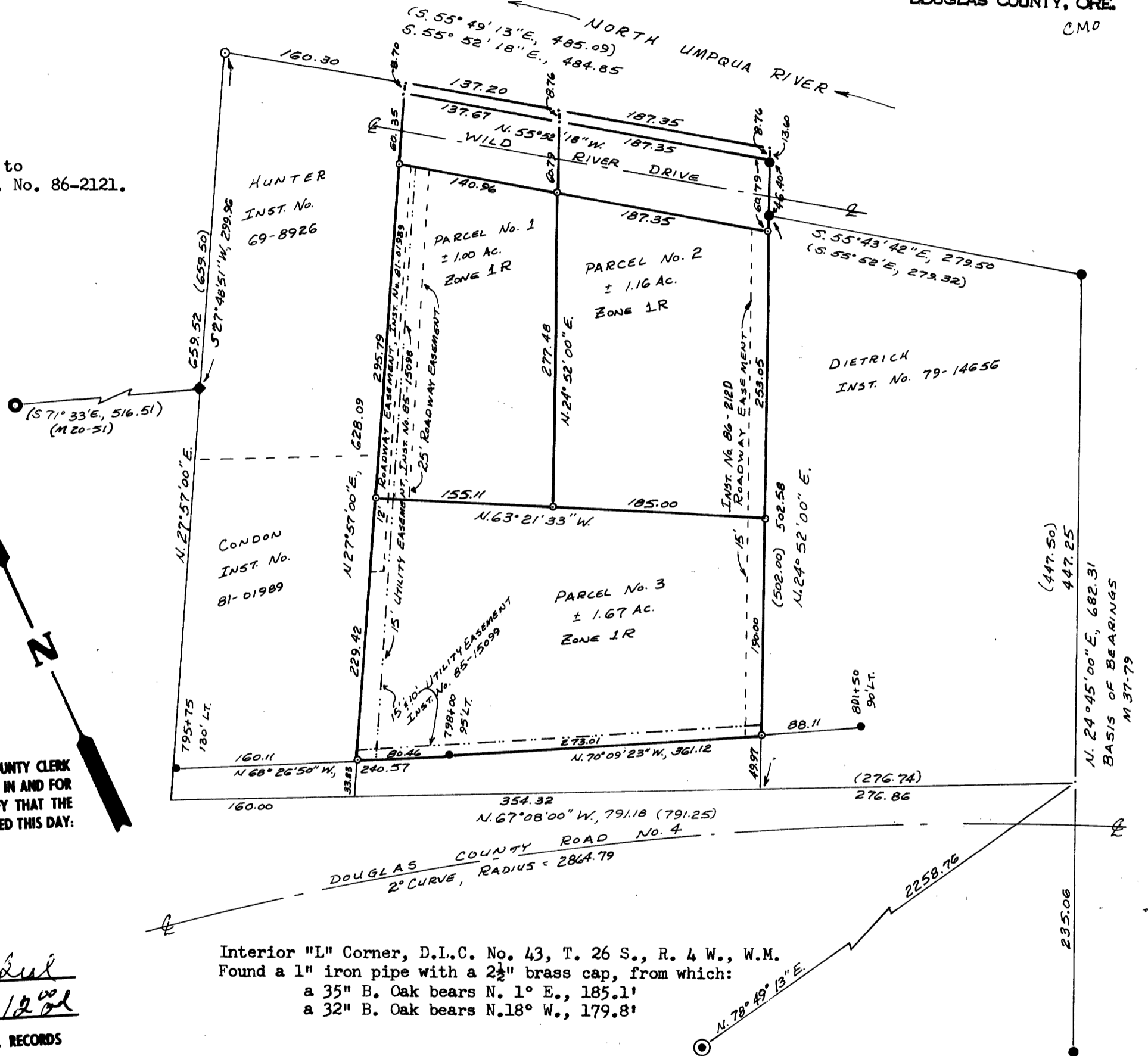
BY: BAUGHMAN TECHNICAL SERVICES, INC.
P.O. BOX 222
ROSEBURG, OR. 97470

Sewer: Glide-Idleyld Sewer District
Water: Glide Water Association

Note:
Parcel No. 1, Parcel No. 2 and Parcel No. 3 are subject to
a Waiver of Objection to Assessment as recorded in Inst. No. 86-2121.

LEGEND

- Found 3/4" iron rod per M 37-79
- Found 3/4" iron pipe per M 37-79
- Found 5/8" iron rod, CRRW
- Set 1/2"x24" iron rod with plastic cap marked "BAUGHMAN TECH. SERV."
- ⊙ Found 1" iron pipe with brass cap, as noted
- Found brass cap set in concrete per M 88-66 marked "TBM FRAN ELEV 679.57 IS397"
- ◆ Found 1 1/4" iron pipe per M 20-51
- () Record per M 37-79 or as noted



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

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:

1986 MAR 14 PM 4:14

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary L. Keel*
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

86-2954

SURVEY NARRATIVE: The purpose of this survey is to divide those parcels of land described in Inst. No. 76-21307 and Inst. No. 81-00301 into three new parcels as shown on the face of the map. The survey was controlled by M 37-79 monuments found and tied under this survey and previous surveys M 80-14 and M 95-11. The two monuments found on the Easterly Line of Dietrich are the basis of bearings. The original Southeast Corner of Dietrich was computed at record distance from the Southerly monument. The Southerly and Westerly Lines of M 37-79 were then computed at record bearings between this point and the Northwest Corner of M 37-79. The Westerly Line of Dietrich was then established at record bearing from the two monuments found at the Northwest Corner of Dietrich. The Easterly Lines of Hunter and Condon were then established at deed bearing and distance east of the Westerly Line of M 37-79. Monuments found on the Northerly Right of Way Line of County Road No. 4 controlled the southerly boundary of the parcels. The Northerly Line was established per M 37-79 between the two northerly monuments found. Corners lying north of Wild River Drive were not monumented. The Southerly Right of Way Line of Wild River Drive was monumented based upon its as-built location.

This survey was performed by K. DeGroot, Project Surveyor and D. Baughman, Chainman using a Leitz TM 20-C Theodolite, a Beetle 1000 E.D.M. and a 300 foot steel tape. Computations and drafting are by K. DeGroot.

36-9-19 65B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M100-41B

PARCEL NO. 1

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly Line of that parcel of land described in a deed to Jack K. Condon, et. ux. as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°28'50" West, 1981.95 feet; thence North 27°57'00" East along the Easterly Line of Condon and then the Easterly Line of that parcel of land described in a deed to William E. Hunter, et. ux. as recorded in Instrument No. 69-8926 of the Deed Records of Douglas County, Oregon, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B; thence continuing North 27°57'00" East along the Easterly Line of Hunter, 69.05 feet to a point on the left bank of the North Umpqua River and the Northeast Corner of said Hunter property; thence South 55°52'18" East along said left bank, 137.20 feet to a point; thence South 24°52'00" West, 69.55 feet to a 1/2" iron rod on said Southerly Right of Way Line; thence continuing South 24°52'00" West, 277.48 feet to a 1/2" iron rod; thence North 63°21'33" West, 155.11 feet to the point of beginning.

Excepting therefrom, that portion lying within the boundaries of County Road No. 4-B, Wild River Drive.

The above described parcel contains 1.00 acres, more or less.

Subject to a 12 foot easement for roadway purposes as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon.

Subject to 15 foot utility easements as recorded in Instrument No. 85-15098 and Instrument No. 85-15099 of the Deed Records of Douglas County, Oregon.

Subject to a non-exclusive 25 foot permanent easement for roadway purposes lying Easterly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southwest Corner of the above described PARCEL NO. 1 from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°25'40" West, 1981.95 feet; thence North 27°57'00" East, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 28'50"

PARCEL NO. 2

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Westerly Line of that parcel of land described in a deed to William B. Dietrich, et. ux. as recorded in Instrument No. 79-14656 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43 bears South 69°41'06" West, 2198.44 feet; thence North 63°21'33" West, 185.00 feet to a 1/2" iron rod; thence North 24°52'00" East, 277.48 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B; thence continuing North 24°52'00" East, 69.55 feet to a point on the left bank of the North Umpqua River; thence South 55°52'18" East along said left bank, 187.35 feet to a point at the Northwest Corner of said Dietrich land; thence South 24°52'00" West along the Westerly Line of Dietrich, 69.55 feet to a 1/2" iron rod on said Southerly Right of Way Line; thence continuing South 24°52'00" West along said Westerly Line of Dietrich, 253.05 feet to the point of beginning.

Excepting therefrom, that portion lying within the boundaries of County Road No. 4-B, Wild River Drive.

The above described parcel contains 1.16 acres, more or less.

Subject to a non-exclusive 15 foot permanent easement for roadway purposes lying Westerly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southeast Corner of the above described PARCEL NO. 2, from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 69°37'56" West, 2198.44 feet; thence North 24°52'00" East, 253.05 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 41'06"

PARCEL NO. 3

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Westerly Line of that parcel of land described in a deed to William B. Dietrich, et. ux. as recorded in Instrument No. 79-14656 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43 bears South 69°41'06" West, 2198.44 feet; thence South 24°52'00" West along the Westerly Line of Dietrich, 190.00 feet to a 1/2" iron rod on the Northerly Right of Way Line of County Road No. 4, as relocated; thence North 70°09'23" West along said Northerly Right of Way Line, 273.01 feet to a 5/8" iron rod 95 feet left of Engineer's Centerline Station 798+00.00; thence North 68°26'50" West continuing along said Northerly Right of Way Line, 80.46 feet to a 1/2" iron rod on the Easterly Line of that property described in a deed to Jack K. Condon as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon; thence North 27°57'00" East along the Easterly Line of Condon, 229.42 feet to a 1/2" iron rod; thence South 63°21'33" East, 155.11 feet to a 1/2" iron rod; thence continuing South 63°21'33" East, 185.00 feet to the point of beginning and containing 1.67 acres, more or less.

Together with a non-exclusive 25 foot permanent easement for roadway purposes lying Easterly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southwest Corner of the above described PARCEL NO. 1 from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°25'40" West, 1981.95 feet; thence North 27°57'00" East, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 28'50"

Subject to utility easements as recorded in Instrument No. 85-15098 and Instrument No. 85-15099 of the Deed Records of Douglas County, Oregon.

Subject to a 12 foot easement for roadway purposes as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon.

Subject to a non-exclusive 15 foot permanent easement for roadway purposes lying Westerly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southeast Corner of the above described PARCEL NO. 2, from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 69°37'56" West, 2198.44 feet; thence South 24°52'00" West, 190.00 feet to a 1/2" iron rod on the Northerly Right of Way Line of County Road No. 4, as relocated. * 41'06"

APPROVALS:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

*AFFIDAVIT of CORRECTION
Recorded in Office
3/31/86 31 942 R 229

Keith L. Cubic 3/10/86
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:
886 MAR 31 PM 3:26
DORIS L. WADSWORTH
COUNTY CLERK
BY *Mary J. Beal*
DEPUTY
NO. 698
FEE
DUGLAS COUNTY OFFICIAL RECORDS

Francis L. Ingram 3-14-86
County Surveyor Date

FILED CMO

MAR 14 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PAGE 2 OF 2 CMO

86-3625

MAP FILE M100-41B