

M100-72A

BK 9-282

MINOR LAND PARTITION
 IN THE
 N.E. 1/4 OF SECTION 24, T. 26 S., R. 4 W., W.M.
 APRIL 1986 SCALE 1"=100'

DO NOT REMOVE FROM OFFICE
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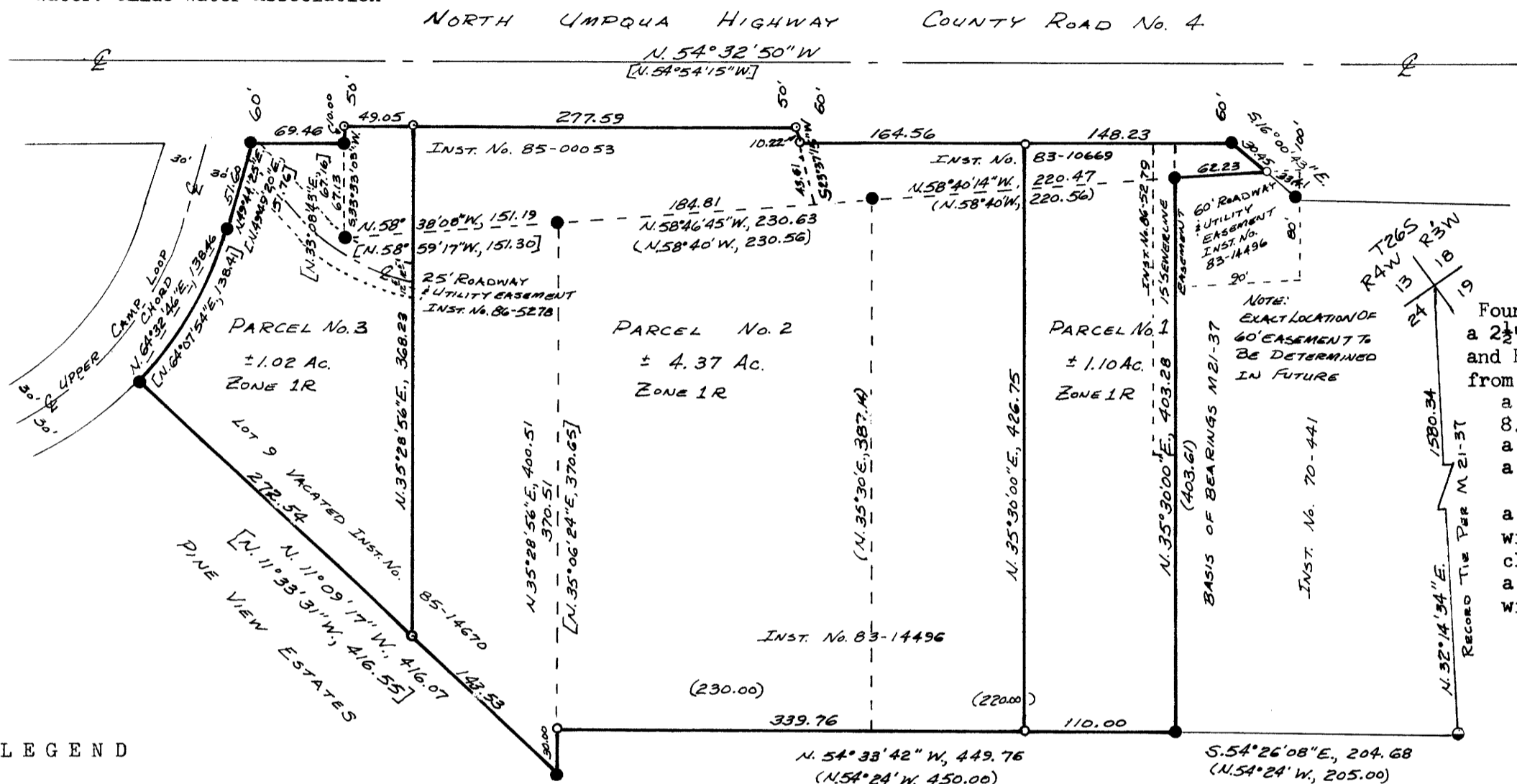
For: A.J. & Maymie Updegrave
 15417 North Bank Rd.
 Roseburg, OR. 97470

By: Baughman Technical Services, Inc.
 P.O. Box 222
 Roseburg, OR. 97470

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

MAY 28 1986 TF

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE. TF



NOTE:
 EXACT LOCATION OF
 60' EASEMENT TO
 BE DETERMINED
 IN FUTURE

Found: 1" iron pipe with
 a 2 1/2" brass cap as per Ren. #95
 and Ren. #114
 from which:
 a 15" myrtle stump bears S.43°W
 8.6 ft.
 a 14" myrtle bears S.88°E., 45.5 ft.
 a 12" myrtle bears S.55°E., 34.9 ft.
 (Rec. S.50°E.)
 a root hole bears S.74°W., 29.0ft.
 with a 7" myrtle in an uprooted
 clump alongside
 a root hole bears N.73°W., 12.0 ft.
 with an uprooted 7" myrtle alongside

LEGEND

- Found 5/8" iron rod
- Found 1" iron rod
- Set 1/2"x24" iron rod with plastic cap marked:
 "BAUGHMAN TECH. SERV."
- () Record per M 21-37
- [] Record per plat of PINE VIEW ESTATES

NARRATIVE:

Reference Deeds: Inst. No. 70-441, Inst. No. 83-10669, Inst. No. 83-14496, Inst. No. 85-00053, Inst. No. 85-14670
 Reference Surveys: M 21-37, M 52-29, Plat of PINE VIEW ESTATES, Road plans for Douglas County Rd. 4
 The purpose of this survey was to partition those parcels of land described in Inst. No. 83-14496, Inst. No. 83-10669, Inst. No. 85-00053 and Vacated Lot 9, Block Two of PINE VIEW ESTATES into 3 parcels as shown on the face of the map. Monuments found per M 21-37 and PINE VIEW ESTATES controlled the Southerly, Easterly and Westerly boundaries. The Southerly Right of Way Line of County Road No. 4 was controlled by monuments found per PINE VIEW ESTATES and right of way monuments found. The section of 50 foot right of way adjacent to Inst. No. 85-00053 was computed from the record of M 52-29 using the monuments found on the North Line of M 21-37. The Southwest Corner of M 21-37 was destroyed by fenceline construction and was re-established from the record of PINE VIEW ESTATES. The most easterly corner of Parcel No. 3 was established at the intersection of the North Line of M 21-37 and the Southerly Right of Way Line of County Road No. 4, as monumented.
 This survey was performed by K. DeGroot and D. Baughman 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.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. DeGroot

OREGON
 JULY 17 1981
 KRISTIAN O. DEGROOT
 1941

Approvals:

Keith L. Cubic
 Planning Director

5/9/86
 Date

Larry E. Morrow DEPUTY
 County Surveyor

5-28-86
 Date

M100-72A

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PARCEL NO. 1

A parcel of land located in the Northeast 1/4 of Section 24, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon being a portion of those parcels of land described in deeds to A.J. Updegrave, et. al. as recorded in Instrument No. 83-10669 and Instrument No. 83-14496 of the Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southerly Line of that parcel of land described in said Instrument No. 83-14496 from which the Northeast Section Corner of Section 24, Township 26 South, Range 4 West, Willamette Meridian bears North 43°36'45" East, 1593.63 feet; thence North 35°30'00" East, 426.75 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4; thence South 54°32'50" East along said Southerly Right of Way Line, 148.23 feet to a 5/8" iron rod located 60 feet right of Engineer's centerline station 825+00.00; thence South 16°00'43" East continuing along said Southerly Right of Way Line, 30.45 feet to a 1/2" iron rod; thence North 58°40'14" West leaving said Southerly Right of Way Line and along the North Line of that parcel of land described in a deed to Herbert P. and Maury L. Gray as recorded in Instrument No. 70-441 of the Records of Douglas County, Oregon, 62.23 feet to a 5/8" iron rod at the Northeast Corner of said Instrument No. 83-14496; thence South 35°30'00" West, 403.28 feet to a 5/8" iron rod at the Southeast Corner of said Instrument No. 83-14496; thence North 54°33'42" West along the South Line of said Instrument No. 83-14496, 110.00 feet to the point of beginning and containing 1.10 acres, more or less.

Together with a 60 foot easement for roadway and utility purposes as recorded in Instrument No. 83-14496 of the Records of Douglas County, Oregon. Subject to a 15 foot easement for sewerline purposes as recorded in Instrument No. 86-5279 of the Records of Douglas County, Oregon.

PARCEL NO. 2

A parcel of land located in the Northeast 1/4 of Section 24, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of those parcels of land described in deeds to A.J. Updegrave, et. al. as recorded in Instrument No. 83-14496, Instrument No. 83-10669 and Instrument No. 85-00053 of the Records of Douglas County, Oregon and also being a portion of Vacated Lot 9, Block Two, PINE VIEW ESTATES, a subdivision recorded in Volume 16, Page 63 of the Plat Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southerly Line of that parcel of land described in said Instrument No. 83-14496 from which the Northeast Section Corner of Section 24, Township 26 South, Range 4 West, Willamette Meridian bears North 43°36'45" East, 1593.63 feet; thence North 54°33'42" West along said Southerly Line, 339.76 feet to a 1/2" iron rod at the Southwest Corner of said Instrument No. 83-14496; thence South 35°28'56" West 30.00 feet to a 5/8" iron rod at the Southwest Corner of said Vacated Lot 9, Block Two, PINE VIEW ESTATES; thence North 11°09'17" West along the West Line of said Vacated Lot 9, 143.53 feet to a 1/2" iron rod; thence North 35°28'56" East, 368.23 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4; thence along said Southerly Right of Way Line the following courses: South 54°32'50" East, 277.59 feet to a 1/2" iron rod; thence South 23°37'15" West, 10.22 feet to a 1/2" iron rod; thence South 54°32'50" East, 164.56 feet to a 1/2" iron rod; thence South 35°30'00" West leaving said Southerly Right of Way Line, 426.75 feet to the point of beginning and containing 4.37 acres, more or less.

Together with a 25 foot non-exclusive easement for roadway and utility purposes as recorded in Instrument No. 86-5278 of the Records of Douglas County, Oregon.

PARCEL NO. 3

A parcel of land located in the Northeast 1/4 of Section 24, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of Vacated Lot 9, Block Two, PINE VIEW ESTATES, a subdivision recorded in Volume 16, Page 63 of the Plat Records of Douglas County, Oregon and also being a portion of a parcel of land described in a deed to A.J. Updegrave, et. al. as recorded in Instrument No. 85-00053 of the Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest Corner of said Vacated Lot 9, Block Two, PINE VIEW ESTATES from which the Northeast Section Corner of Section 24, Township 26 South, Range 4 West, Willamette Meridian bears North 68°45'19" East, 1581.44 feet; thence 139.91 feet along the arc of a 280 foot radius curve left along the Southerly Right of Way Line of Upper Camp Loop (the long chord bears North 64°32'46" East, 138.46 feet to a 5/8" iron rod; thence North 49°44'25" East continuing along said Southerly Right of Way Line, 51.60 feet to a 5/8" iron rod on the Southerly Right of Way Line of County Road No. 4; thence leaving the Southerly Right of Way Line of Upper Camp Loop and along the Southerly Right of Way Line of County Road No. 4 the following courses: South 54°32'50" East, 69.46 feet to a 5/8" iron rod; thence North 33°33'03" East, 10.00 feet to a 1/2" iron rod; thence South 54°32'50" East, 49.05 feet to a 1/2" iron rod; thence South 35°28'56" West, leaving said Southerly Right of Way Line, 368.23 feet to a 1/2" iron rod on the Westerly Line of said Vacated Lot 9; thence North 11°09'17" West, 272.54 feet to the point of beginning and containing 1.02 acres, more or less.

Subject to a 25 foot non-exclusive easement for roadway and utility purposes as recorded in Instrument No. 86-5278 of the Records of Douglas County, Oregon.

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:

1985 MAY 28 PM 2:20

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary C. Lee
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

86- 6380

FILED TF

MAY 28 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1907
KRISTIAN O. DEGROOT
1947

DO NOT REMOVE FROM OFFICE