

SURVEY FOR MINOR LAND PARTITIONING

IN DLC No. 43, SE 1/4 & SW 1/4 SEC 3, T27S, R6W, W.M.

JUNE, 1986

SCALE: 1" = 200'

APPROVALS:

Keith L. Cubic 7/24/86
PLANNING DIRECTOR

Francis L. Ingram 8-4-86
COUNTY SURVEYOR

ZONING CLASSIFICATION: 5 R

SEWER DISPOSAL METHOD: SEPTIC TANK

WATER SUPPLIER: UMPQUA BASIN

PARTITIONER: ROSEBURG ASSEMBLY OF GOD CHURCH
1/2 CHARLES SNYDER, 518 NE. NASH ST., ROSEBURG, OR 97470

LEGAL OWNER OF RECORD: SAME AS ABOVE

TOTAL NUMBER OF LOTS (INCLUDING ORIGINAL PARCEL): THREE

MAP PREPARED BY: VICTOR MCLIND, ROUTE 3, BOX 2,
MILTON-FREEWATER, OR 97862 PHONE (503) 938-7519

FILED

AUG 4 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON TF

LEGAL DESCRIPTION:

ORIGINAL PARCEL: PER RECORDER'S SER. No. 78-20163, RECORDED IN BK. 696, PG. 221, DEED REC.

TRACT 1:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY, IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID ABOVE MENTIONED PARCEL OF LAND, FROM WHICH THE NORTHEAST CORNER OF THE J. JONES DONATION LAND CLAIM No. 43 BEARS N 0°02'18"W 755.88 FEET; THENCE FROM SAID POINT OF BEGINNING S 58°51'56"W ALONG THE SOUTHERLY LINE OF SAID ABOVE MENTIONED PARCEL OF LAND A DISTANCE OF 586.56 FEET TO A 3/4 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S 82°33'09"W 391.07 FEET TO A 1/2 INCH IRON ROD ON A LINE RUNNING PARALLEL WITH AND 45.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF GARDEN VALLEY ROAD (COUNTY ROAD No. 6); THENCE N 0°44'09"W 267.40 FEET ALONG SAID PARALLEL LINE TO A 1/2 INCH IRON ROD; THENCE N 82°33'09"E 391.07 FEET TO A 1/2 INCH IRON ROD; THENCE N 58°51'56"E 590.36 FEET TO A 1/2 INCH IRON ROD ON THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY; THENCE S 0°02'18"E 269.34 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES OF LAND, MORE OR LESS.

TRACT 2:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY, IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD ON THE EASTERLY LINE OF SAID ABOVE MENTIONED PARCEL OF LAND, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL BEARS S 0°02'18"E 269.34 FEET, ALSO FROM WHICH THE NORTHEAST CORNER OF THE J. JONES DONATION LAND CLAIM No. 43 BEARS N 0°02'18"W 486.54 FEET; THENCE FROM SAID POINT OF BEGINNING S 58°51'56"W 590.36 FEET TO A 1/2 INCH IRON ROD; THENCE S 82°33'09"W 391.07 FEET TO A 1/2 INCH IRON ROD ON A LINE RUNNING PARALLEL WITH AND 45.00 FEET EASTERLY, (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF GARDEN VALLEY ROAD; THENCE N 0°44'09"W 242.30 FEET ALONG SAID PARALLEL LINE TO A 1/2 INCH IRON ROD; THENCE N 82°33'09"E 391.07 FEET TO A 1/2 INCH IRON ROD; THENCE N 58°51'56"E 593.81 FEET TO A 1/2 INCH IRON ROD ON THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY; THENCE S 0°02'18"E 244.06 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

TRACT 3:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY, IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ABOVE MENTIONED PARCEL OF LAND, BEING ALSO THE NORTHEAST CORNER OF THE J. JONES DONATION LAND CLAIM No. 43, MARKED WITH A CROSS ON AN 8 INCH X 8 INCH SANDSTONE; THENCE S 0°02'18"E 242.48 FEET ALONG THE EASTERLY LINE OF SAID ABOVE MENTIONED PARCEL OF LAND TO A 1/2 INCH IRON ROD; THENCE S 58°51'56"W 593.81 FEET TO A 1/2 INCH IRON ROD; THENCE S 82°33'09"W 391.07 FEET TO A 1/2 INCH IRON ROD ON A LINE RUNNING PARALLEL WITH AND 45.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF GARDEN VALLEY ROAD (COUNTY ROAD No. 6); THENCE N 0°44'09"W 490.14 FEET ALONG SAID PARALLEL LINE TO A 1/2 INCH IRON ROD; THENCE CONTINUING ALONG SAID PARALLEL LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 999.93 FEET (THE LONG CHORD OF WHICH BEARS N 2°18'51"W 55.08 FEET) FOR AN ARC DISTANCE OF 55.09 FEET TO A 1/2 INCH IRON ROD; THENCE LEAVING SAID PARALLEL LINE N 6°07'40"W 58.57 FEET TO A 1/2 INCH IRON ROD ON THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 696, PAGE 221, DEED RECORDS OF DOUGLAS COUNTY; THENCE S 89°48'00"E 910.66 FEET TO THE POINT OF BEGINNING, CONTAINING 9.83 ACRES OF LAND, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE OFF 2 PARCELS, TR. 1 & TR. 2, FROM PARTITIONER'S LAND, AND TO DESCRIBE THESE PARCELS AND SET THE CORNERS. THE FOUND MONUMENTS AS SHOWN WERE USED TO ESTABLISH THE LINES OF THE PROPERTY. THESE WERE SET BY W.S. BARNES AS PER M 31-50 AND M 36-30, EXCEPT FOR THE COUNTY ROAD R/W MONUMENTS AND THE N.E. COR. DLC No. 43, WHICH IS A STONE FOUND BY BARNES. THE Co. Rd. R/W MONUMENTS WERE USED TO CONTROL THE WESTERLY LINE OF THE PROPERTY AND BARNES' CORNERS AND THE STONE AT THE DLC. CORNER FOR THE REMAINING LINES.

LEGEND

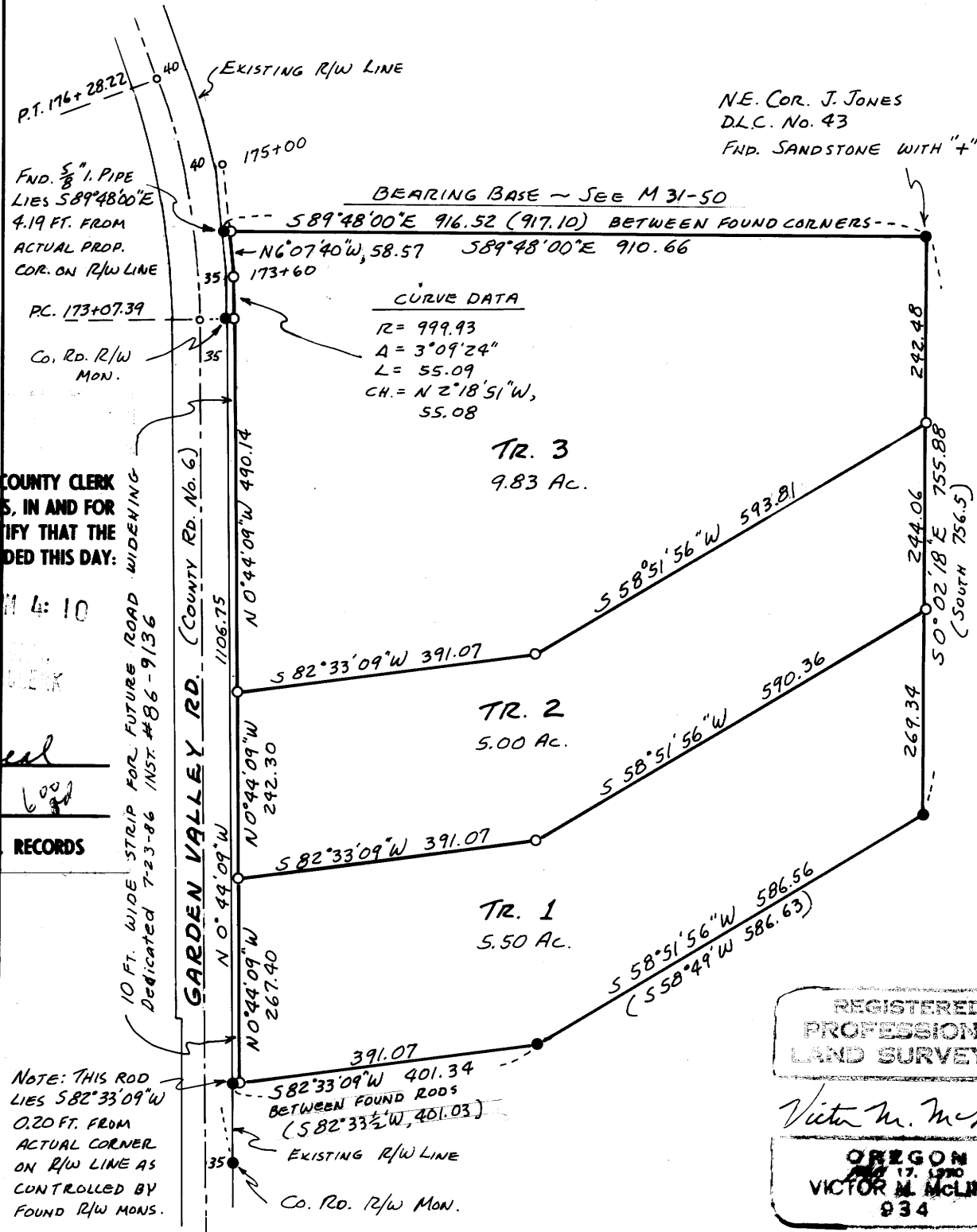
- FOUND 3/4" IRON ROD, OR AS NOTED, USED FOR CONTROL
- SET 1/2" X 30" IRON ROD WITH PLASTIC CAP MKD. LS 934
- CALCULATED POINT, NOT FOUND OR SET
- () BRACKETS INDICATE DEED DATA

REFERENCES:

DEEDS: BK. 696, PG. 221
SURVEYS: M 31-50, M 36-30, COUNTY ENGINEERING
DRAWINGS FOR GARDEN VALLEY RD. No. 6 DATED 3/16/65

CURVE DATA

R = 999.93
Δ = 19°15'00"
L = 320.83



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Victor M. McInd
OREGON
VICTOR M. MCLIND
934

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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 AUG -4 PM 4:10

BY Mary L. Deal
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

NOTE: THIS ROD
LIES S 82°33'09"W
401.34
BETWEEN FOUND RODS
(S 82°33'09"W, 401.03)
EXISTING R/W LINE
Co. Rd. R/W Mon.

MAF FILE M102-25

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