

BR 9-78

MINOR LAND PARTITION
In The NW¹/₄ Of
Section 27, T. 30 S., R. 5 W., W.M.
Scale 1"=60'

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

FILED

AUG 7 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

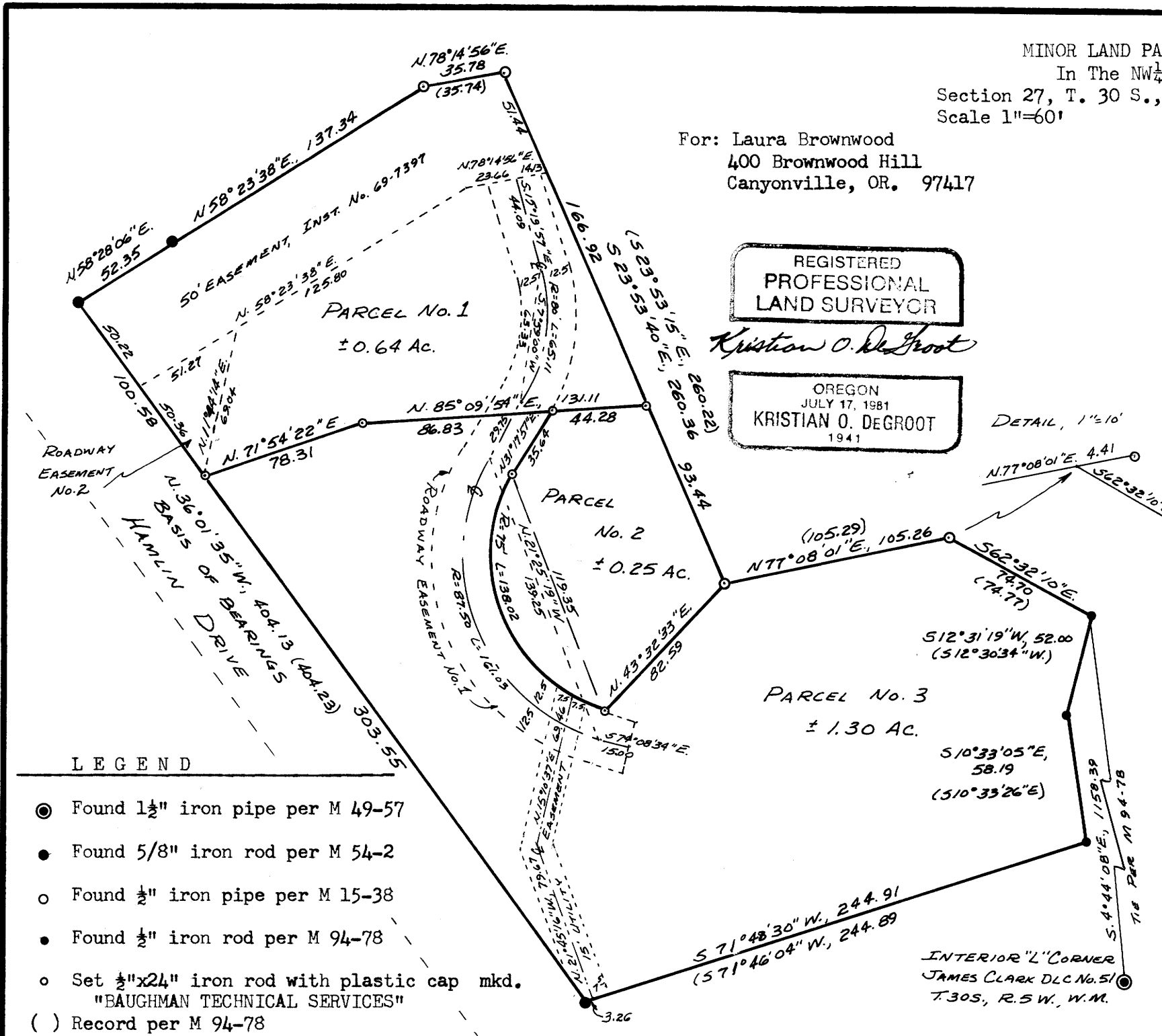
For: Laura Brownwood
400 Brownwood Hill
Canyonville, OR. 97417

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941



- LEGEND
- Found 1 1/2" iron pipe per M 49-57
 - Found 5/8" iron rod per M 54-2
 - Found 1/2" iron pipe per M 15-38
 - Found 1/2" iron rod per M 94-78
 - Set 1/2"x24" iron rod with plastic cap mkd. "BAUGHMAN TECHNICAL SERVICES"
 - () Record per M 94-78

SURVEY NARRATIVE: The purpose of this survey was to partition that parcel of land described in Inst. No. 83-11868 into 3 parcels. All monuments of Parcel No. 2 of M 94-78 were found and new parcel corners were established as shown on the face of the map. This survey was performed by K. DeGroot and M. Fromdahl using a Leitz TM 20-C Theodolite, a Beetle 1000 EDM and a 300' steel tape. Computations and drafting are by K. DeGroot.

ROAD EASEMENT NO.1: A permanent, non-exclusive easement for roadway purposes upon, over and across a 25 foot wide strip of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian, lying 12.50 feet each side of the following described centerline:

Beginning at a point from which the Interior "L" Corner of the James Clark DLC No. 51 bears South 15°00'49" East, 142.69 feet; thence South 15°19'57" East, 44.09 feet to a point; thence 65.11 feet along the arc of a 80 foot radius curve right (the long chord bears South 7°59'00" West, 63.33 feet) to a point; thence South 31°17'57" West, 29.75 feet to a point; thence 161.03 feet along the arc of a 87.50 foot radius curve left (the long chord bears South 21°25'19" East, 139.25 feet) to a point; thence South 74°08'34" East, 15.00 feet to a point and the end of this easement description.

ROAD EASEMENT NO 2: A permanent, non-exclusive easement for roadway purposes upon, over and across a parcel of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian, and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly right of way line of Hamlin Drive from which the Interior "L" Corner of The James Clark DLC No. 51, Township 30 South, Range 5 West, Willamette Meridian bears South 22°39'36" East, 1317.18 feet; thence North 11°44'14" East, 69.04 feet to a point on the Southerly line of that easement described in Inst. No. 69-7397 of the Records of Douglas County, Oregon; thence South 58°23'38" West along said Southerly line, 51.27 feet to a point on the Easterly right of way line of Hamlin Drive; thence South 36°01'35" East along said Easterly right of way line, 50.36 feet to the point of beginning.

UTILITY EASEMENT: A permanent, non-exclusive easement for utility purposes over a 15 foot wide strip of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian lying 7.50 feet each side of the following described centerline:

Beginning at a point of the South Line of Parcel No. 3, hereinafter described, from which the Interior "L" Corner of the James Clark DLC No. 51 bears South 18°32'55" East, 1024.23 feet; thence North 21°45'16" West, 79.67 feet to a point; thence North 15°10'37" East, 69.46 feet to a point of the Westerly Line of Parcel No. 2, hereinafter described.

PARCEL NO. 1: A parcel of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian, being more particularly described as follows:
Beginning at a 1/2" iron rod from which the Interior "L" Corner of the James Clark DLC No. 51 bears South 13°35'23" East., 1286.90 feet; thence South 85°09'54" West, 131.11 feet to a 1/2" iron rod; thence South 71°54'22" West, 78.31 feet to a 1/2" iron rod on the Easterly right of way line of Hamlin Drive; thence North 36°01'35" West along said right of way line, 100.58 feet to a 5/8" iron rod; thence North 58°28'06" East, 52.35 feet to a 5/8" iron rod; thence North 58°23'38" East, 137.34 feet to a 1/2" iron pipe; thence North 78°14'56" East, 35.78 feet to a 1/2" iron pipe; thence South 23°53'40" East, 166.92 feet to the point of beginning and containing 0.64 acres, more or less.

Subject to the above described ROADWAY EASEMENT NO. 1 and 2 and a 50 foot wide easement for roadway purposes as recorded in Inst. No. 69-7397 of the Records of Douglas County.

PARCEL NO. 2: A parcel of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian and being more particularly described as follows:
Beginning at a 1/2" iron rod from which the Interior "L" Corner of the James Clark DLC No. 51 bears South 13°35'23" East, 1286.90 feet; thence South 23°53'40" East, 93.44 feet to a 1/2" iron pipe; thence South 43°32'33" West, 82.59 feet to a 1/2" iron rod; thence 138.02 feet along the arc of a 75 foot radius curve right (the long chord bears North 21°25'19" West, 119.35 feet) to a 1/2" iron rod; thence North 31°17'57" East, 35.64 feet to a 1/2" iron rod; thence North 85°09'54" East, 44.28 feet to the point of beginning and containing 0.25 acres, more or less.

Together with the above described ROADWAY EASEMENT NO. 1, ROADWAY EASEMENT NO. 2 and UTILITY EASEMENT and also a 50 foot wide easement for roadway purposes as recorded in Inst No. 69-7397 of the Records of Douglas County, Oregon.

PARCEL NO. 3: A parcel of land located in the NW¹/₄ of Section 27, Township 30 South, Range 5 West, Willamette Meridian and being more particularly described as follows:
Beginning at a 1/2" iron rod from which the Interior "L" Corner of the James Clark DLC No. 51 bears South 4°44'08" East, 1158.39 feet; thence South 12°31'19" West, 52.00 feet to a 1/2" iron rod; thence South 10°33'05" East, 58.19 feet to a 1/2" iron rod; thence South 71°48'30" West, 244.91 feet to a 5/8" iron rod on the Easterly right of way line of Hamlin Drive; thence North 36°01'35" West along said right of way line, 303.55 feet to a 1/2" iron rod; thence North 71°54'22" East, 78.31 feet to a 1/2" iron rod; thence North 85°09'54" East, 86.83 feet to a 1/2" iron rod; thence South 31°17'57" West, 35.64 feet to a 1/2" iron rod; thence 138.02 feet along the arc of a 75 foot radius curve left (the long chord bears South 21°25'19" East, 119.35 feet) to a 1/2" iron rod; thence North 43°32'33" East, 82.59 feet to a 1/2" iron pipe; thence North 77°08'01" East, 105.26 feet to a point; thence South 62°32'10" East, 74.70 feet to the point of beginning and containing 1.30 acres, more or less.

Together with the above described ROAD EASEMENT NO. 1 and ROAD EASEMENT NO. 2 and also a 50 foot wide easement for roadway purposes as recorded in Inst. No. 69-7397 of the Records of Douglas County, Oregon.

Subject to the above described ROADWAY EASEMENT NO. 1 and UTILITY EASEMENT

APPROVALS: *Gynn O. Deaton* 7/31/86
City Recorder

William J. ... 7/31/86
Canyonville Planning Commission

Francis L. Ingram 8-7-86
Douglas County Surveyor

MAP FILE M102-27

MAP FILE M102-27

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:

DOUGLAS COUNTY OFFICIAL RECORDS
AUG 7 1986
108 AUG -7 11 11 AM '86

86-9885

EGH