

# MINOR LAND PARTITION THE SE 1/4 OF SECTION 17, T27S, R5W, W. M. DECEMBER 1986

## DESCRIPTIONS

FILED

DEC 31 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

LEGAL OWNER &  
PARTITIONER: George & Rhonda Gibby  
670 Frontier St.  
Roseburg, Oregon 97470

WATER: City of Roseburg SEWER: Roseburg Urban  
Sanitary Authority

NUMBER OF  
PARCELS: 2 ZONING: R-1-6

MAP PREPARED BY: AA Surveying Service, Inc.  
P. O. Box 130  
Roseburg, Oregon 97470  
Tel (503) 672-2096

### PARCEL 1

Beginning at a 5/8" iron rod on the newly established easterly Right of Way line of Rifle Range Road from which the 1/4 Corner common to Section 17 and 18, T27S, R5W, W.M. bears N76°25'14"W 2252.85 feet; thence leaving said Right of Way line S89°36'32"E 118.35 feet to a 5/8" iron rod; thence S87°17'02"E 125.00 feet to a 5/8" iron rod; thence N2°42'58"E 200.00 feet to a 5/8" iron rod; thence N87°17'02"W 125.00 feet to a 5/8" iron rod; thence S2°42'58"W 174.98 feet to a 5/8" iron rod; thence N89°36'32"W 119.37 feet to a 5/8" iron rod on the newly established easterly Right of Way line of Rifle Range Road; thence along said Right of Way line S0°23'28"W 25.00 feet to the point of Beginning, all situated in the Southeast 1/4 of Section 17, T27S, R5W, W.M., Douglas County, Oregon, containing 0.64 acres more or less.

### PARCEL 2

Beginning at a 5/8" iron rod on the newly established easterly Right of Way line of Rifle Range Road, from which the 1/4 Corner common to Sections 17 and 18, T27S, R5W, W.M. bears N76°25'14"W 2252.85 feet; thence leaving said Right of Way line S89°36'32"E 118.35 feet to a 5/8" iron rod; thence S87°17'02"E 125.00 feet to a 5/8" iron rod; thence N2°42'58"E 200.00 feet to a 5/8" iron rod; thence N87°17'02"W 125.00 feet to a 5/8" iron rod; thence S2°42'58"W 174.98 feet to a 5/8" iron rod; thence N89°36'32"W 119.37 feet to a 5/8" iron rod on the newly established easterly Right of Way line of Rifle Range Road; thence along said Right of Way line N0°23'28"E 542.73 feet to a 5/8" iron rod; thence leaving said Right of Way line S86°38'48"E 1362.28 feet to a 1/2" iron rod; thence S6°20'48"W 276.10 feet to a 1/2" iron rod; thence S31°49'12"E 221.18 feet to a 1/2" iron rod; thence S54°23'47"E 132.81 feet to a 1/2" iron rod; thence S87°37'12"E 302.18 feet to a 1/2" iron rod; thence S0°34'21"W 273.45 feet to a 5/8" iron rod; thence N87°22'23"W 1892.28 feet to a 3/4" iron rod on the easterly Right of Way line of Rifle Range Road; thence 129.78 feet along the arc of a 259.18 feet radius curve, the long chord of which bears N14°34'42"E 128.52 feet to a 5/8" iron rod on the newly established easterly Right of Way line of Rifle Range Road; thence along said Right of Way line N0°23'28"E 126.50 feet to the point of beginning, all situated in the Southeast 1/4 of Section 17, T27S, R5W, W.M., Douglas County, Oregon, containing 28.12 acres more or less.

### NARRATIVE

PURPOSE: To Partition the lands as delineated on the annexed map  
PROCEEDURE: I used the found monuments as shown to establish the boundaries of the property. I intersected bearings to establish the Northwest and Southeast Corners of the property, using M53-47 and M49-67  
EQUIPMENT: Topcon GTS-2.

RESTRICTION  
No further division of the property shown on this map shall be permitted without the submission and approval of a subdivision or PUD, pursuant to Section 4.100, Subsection 5.

### LEGEND

- Found monument as noted
- Found 2" IRON PIPE
- Set 5/8"x 24" iron rod w/ plastic cap marked "AA SURVEYING INC."
- ( ) Record information per M53-47
- ( ( ) Record information per M49-67
- ( ) Record information per M99-9

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

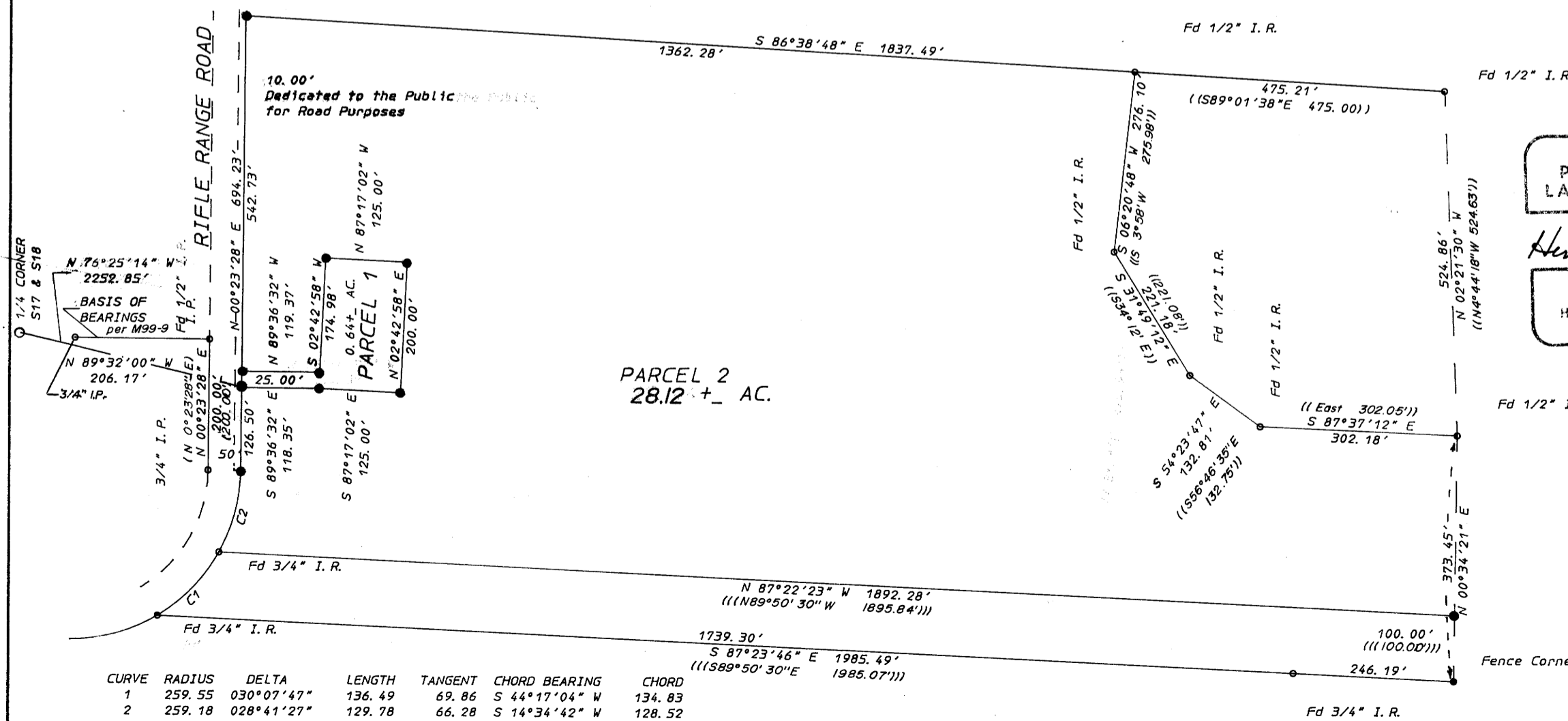
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1986 DEC 31 AM 8:57

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

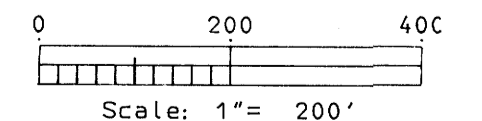
BY: Margaret  
DEPUTY  
NO. \_\_\_\_\_ FEE 100.00  
DOUGLAS COUNTY OFFICIAL RECORDS

86-17784



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
1	259.55	030°07'47"	136.49	69.86	S 44°17'04" W	134.83
2	259.18	028°41'27"	129.78	66.28	S 14°34'42" W	128.52

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Herman A. Pieske  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 05-11-2010 BY 60322 UCBAW/STP/STP

MAP FILE M103-10

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