

ELGAROSE ROAD CO. RD #53

S 0°03'54"W 2638.78'
(BASE OF BEARING)
DOUGLAS COUNTY
ROAD DEPARTMENT
RIGHT OF WAY

50.00' W C 1/4 CORNER
S34 | S35

134+00
137.76'

S27 S26 S34 S35
142+75
140+50
140+02.30
N23°48'54"E 212.68'
148.73'

CENTERLINE CURVE INFORMATION

D	Δ	R	CH BEARING	CH LENGTH
14°	117°32'04"	409.26'	N2°47'36"E	44.17'
10°	28°01'20"	572.96'	S79°28'50"E	240.12'
5°	10°07'30"	1145.92'	N85°30'42"E	140.52'
C				
B				
A				

N 89°43'10"E 1313.59' (REC 1320.0') PER PLAT

REGISTERED
LAND SURVEYOR
JAMES D. ARTMAN
OREGON
JULY 16, 1987
2268

PARCEL #1
6.55 AC ±

PARCEL #2
12.03 AC ±

WEST 15.00'
COMPUTED
PER M 18-79

608.91'
S 0°15'41"E
657.22' (REC 660.0') PER PLAT
VINEYARD LANE
N 0°15'41"W
156+65.9
156+65.9
N 88°56'13"E 39.83'
208.75'
C5 5/1/56
PER
COMPUTED
LOT 99
SE COR
208.75'

DOUGLAS COUNTY, ORE.
COUNTY SURVEYOR
JAMES D. ARTMAN

OWNER: RICHARD S. GATES
AND
JEWELL L. GATES
2912 ELGAROSE ROAD
ROSEBURG, OREGON 97470

SEWER — SEPTIC
WATER — PARCEL #1
WELL
PARCEL #2
UMPUVA BASIN
ZONING — AGRICULTURE
WOODLOT

SCALE 1" = 100'
DECEMBER 1988
FOUND BRASS CAP
FOUND 3/4" IRON ROD CR R/W
FOUND 3/4" IRON PIPE
FOUND 5/8" IRON ROD
SET 5/8" X 30" IRON ROD
W/CAP "ARTMAN LS 2268"
COMPUTED POINT

MINOR LAND PARTITION FOR
RICHARD & JEWELL GATES IN
NW 1/4 NW 1/4 SECTION 35
T 26 S R 7 W W.M.
DOUGLAS COUNTY, OREGON
IN LOT 95 MELROSE ORCHARDS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR: JAMES D. ARTMAN
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176

FILED
DEC 22 1988
TF

OK 10-6-97A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION IN
NW 1/4 NW 1/4 SECTION 35,
T26 S R7 W W.M. DOUGLAS
COUNTY, OREGON
IN LOT 95 MELROSE ORCHARDS

FILED TF

DEC 22 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

1

OWNER: RICHARD S. GATES AND
JEWELL L. GATES
2912 ELGAROSE ROAD
ROSEBURG, OREGON
97470

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

SURVEYOR: JAMES D. ARTMAN
P. O. BOX 576
WINSTON, OREGON
97496
(503) 679-7176

1988 DEC 23 AM 9:08

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*

DEPUTY

FEE *PP*

PARCEL # 1

88-18158

PARCEL # 2

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP WHICH BEARS S 89° 10' 20" E, 857.95 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 26 SOUTH RANGE 7 WEST, WILLAMETT MERIDIAN, DOUGLAS COUNTY, OREGON. THENCE FROM SAID 5/8" IRON ROD N 89° 49' 38" E, 21.19 FEET TO A 5/8" ROD WITH PLASTIC CAP ON THE SOUTHERLY RIGHT OF WAY OF ELGAROSE ROAD (COUNTY ROAD #53), THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF A 602.96 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS S 79° 28' 50" E, 240.12 FEET TO A 3/4" IRON ROD, THENCE N 88° 56' 13" E, 39.83 FEET TO A 3/4" IRON ROD, THENCE ALONG A 1175.92 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 85° 30' 42" E, 140.52 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE LEAVING SAID COUNTY ROAD RIGHT OF WAY AND SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY OF VINEYARD LANE S 0° 15' 41" E, 608.91 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE LEAVING SAID VINEYARD LANE RIGHT OF WAY S 89° 43' 10" W, 508.08 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE N 0° 15' 41" W, 317.09 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE N 89° 43' 10" E, 100.62 FEET TO A 5/8" IRON ROD IN A FENCE CORNER, THENCE N 4° 03' 22" W, 179.21 FEET TO A 5/8" IRON ROD IN A FENCE CORNER, THENCE N 7° 07' 25" W, 148.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 ACRES MORE OR LESS.

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP WHICH BEARS S 89° 10' 20" E, 857.95 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. THENCE FROM SAID 5/8" IRON ROD S 7° 07' 25" E, 148.23 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP IN A FENCE CORNER, THENCE S 4° 03' 22" E, 179.21 FEET TO A 5/8" IRON ROD IN A FENCE CORNER, THENCE S 89° 43' 10" W, 100.62 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE S 0° 15' 41" E, 317.09 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE S 89° 43' 10" W, 774.85 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP ON THE EASTERLY RIGHT OF WAY OF ELGAROSE ROAD (COUNTY ROAD #53), THENCE N 0° 32' 44" W, 464.69 FEET ALONG THE EASTERLY RIGHT OF WAY OF SAID COUNTY ROAD TO 3/4" IRON ROD, THENCE ALONG THE EASTERLY RIGHT OF WAY OF A 379.26 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 2° 47' 36" E, 44.17 FEET TO A 3/4" IRON ROD, THENCE N 23° 48' 54" E, 148.73 FEET TO 5/8" IRON ROD WITH PLASTIC CAP, THENCE LEAVING SAID RIGHT OF WAY N 89° 49' 38" E, 785.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.03 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP AT THE POINT OF BEGINNING OF SAID PARCEL # 2, THENCE S 7° 07' 25" E, 148.23 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE N 82° 26' 43" E, 22.13 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, THENCE N 7° 33' 17" W, 145.50 FEET TO A 5/8" IRON ROD ON SOUTHERLY RIGHT OF WAY OF ELGAROSE ROAD (COUNTY ROAD #53), THENCE LEAVING SAID RIGHT OF WAY S 89° 49' 38" W, 21.19 FEET TO THE POINT OF BEGINNING.

NARRATIVE: PURPOSE WAS TO SURVEY INSTRUMENT # 75-08098 AND MONUMENT THE CORNERS OF MINOR LAND PARTITION. THE NORTH LINE WAS ESTABLISHED BY FOUND SECTION CORNER AND COMPUTED CORNER FROM M 35 - 43. THE EAST LINE WAS COMPUTED PER M 35 - 43 AND M 18 - 79. THE SOUTH LINE WAS COMPUTED PER M 18 - 79 AND FOUND MONUMENTS. THE WEST LINE WAS DETERMINED FROM FOUND MONUMENTS.

FIELD CREW: J. ARTMAN, T. ARTMAN
COMPUTATIONS: J. ARTMAN
DRAFTING: C. JORDAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. D. Artman
OREGON
JULY 16, 1987
JAMES D. ARTMAN
2268

Keith L. Cubic
PLANNING DIRECTOR

12/16/88
DATE

Gay E. Moman DEPUTY
COUNTY SURVEYOR

12-22-88
DATE

Bk. 10 - Pg. 97B

M 107-17B

M 107-17B