

SURVEY FOR PROPERTY DESCRIPTIONS

N.W. 1/4 & S.W. 1/4 SEC. 29, T.24 S., R. 7 W.W.M.

Scale 1" = 200'

May 1983

FILED

SEP 6 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FOR: James Clendenin
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(503) 459-5413

By: Baughman Technical Services Inc.
5157 North Umpqua Highway
Roseburg, Oregon 97470
(503) 673-0966

DESCRIPTIONS:

Parcel 1 Beginning at a 5/8 inch iron rod on the South line of the N.W. 1/4 of the S.W. 1/4 of Section 29, T.24S. R.7W. W.M. from which the Section corner common to Sections 29,30,31, and 32 bears S.39°08'55"W. 1711.84 feet; thence N.0°45'58"W. 2063.66 feet to a point on the meander line of the Umpqua River; thence along said meander line 429.41 feet; thence S.3°18'03"W. 341.09 feet to a 5/8 inch iron rod in an existing fence; thence along said fence S.0°43'30"E. 764.87 feet to a 5/8 inch iron rod; thence continuing along said fence S.0°30'54"E. 409.20 feet to a point; thence S.45°00'W. 37.44 feet to a 5/8 inch iron rod on the Easterly Right-of-way line of Indian Bend Road; thence along said Right-of-way line along the arc of a 602.96 foot radius curve right (the long chord of which bears S.9°00'15"E. 180.93 feet) to a 5/8 inch iron rod; thence S.0°19'09"E. 255.22 feet to a 5/8 inch iron rod; thence along the arc of a 746.20 foot radius curve right (the long chord of which bears S.6°09'35"W. 168.39 feet) to a point; thence leaving said Right-of-way line and following the South line of the N.W. 1/4 of the S.W. 1/4 S.89°43'50"E. 470.36 feet to the point of beginning.

The above described Parcel is situated in Section 29, T.24S. R.7W. W.M. and contains 21.59 acres, more or less.

This Parcel is subject to a non-exclusive Easement as follows:

A strip of land 35 feet in width lying Northerly and adjacent to the following line: Beginning at a point from which the Section corner common to 29,30,31 and 32 bears S.39°08'55"W. 1711.84 feet; thence N.89°43'50"W. 470.36 feet to Indian Bend Road.

Parcel 2 Beginning at a 5/8 inch iron rod on the South line of the N.W. 1/4 of the S.W. 1/4 of Section 29, T.24S. R.7W. W.M. from which the Section corner common to Sections 29,30,31 and 32 bears S.39°08'55"W. 1711.84 feet; thence N.0°45'58"W. 2063.66 feet to a point on the meander line of the Umpqua River; thence along said meander line S.66°07'07"E. 490.07 feet to a point of intersection with a fence line extended; thence along said fence line S.0°46'33"E. 1867.34 feet to a point on the South line of the N.E. 1/4 of the S.W. 1/4; thence N.89°43'50"W. 445.82 feet to the point of beginning.

The above described Parcel is situated in Section 29, T.24S. R.7W. W.M. and contains 20.11 acres, more or less.

TOGETHER WITH a contiguous Parcel as follows:

Beginning at a point on the South line of the N.E. 1/4 of the S.W. 1/4, Section 29, T.24S. R.7W. W.M., from which the corner common to Sections 29,30,31 and 32 bears N.89°43'50"W. 445.82 feet and S.39°08'55"W. 1711.84 feet; thence along an existing fence line N.0°46'33"W. 1867.34 feet to a point on the meander line of the Umpqua River; thence along said meander line S.66°07'07"E. 79.27 feet; thence S.0°22'49"W. 1835.29 feet to a 5/8 inch iron rod on the South line of the N.E. 1/4 of the S.W. 1/4; thence along said South line N.89°43'50"W. 35.02 feet to the point of beginning.

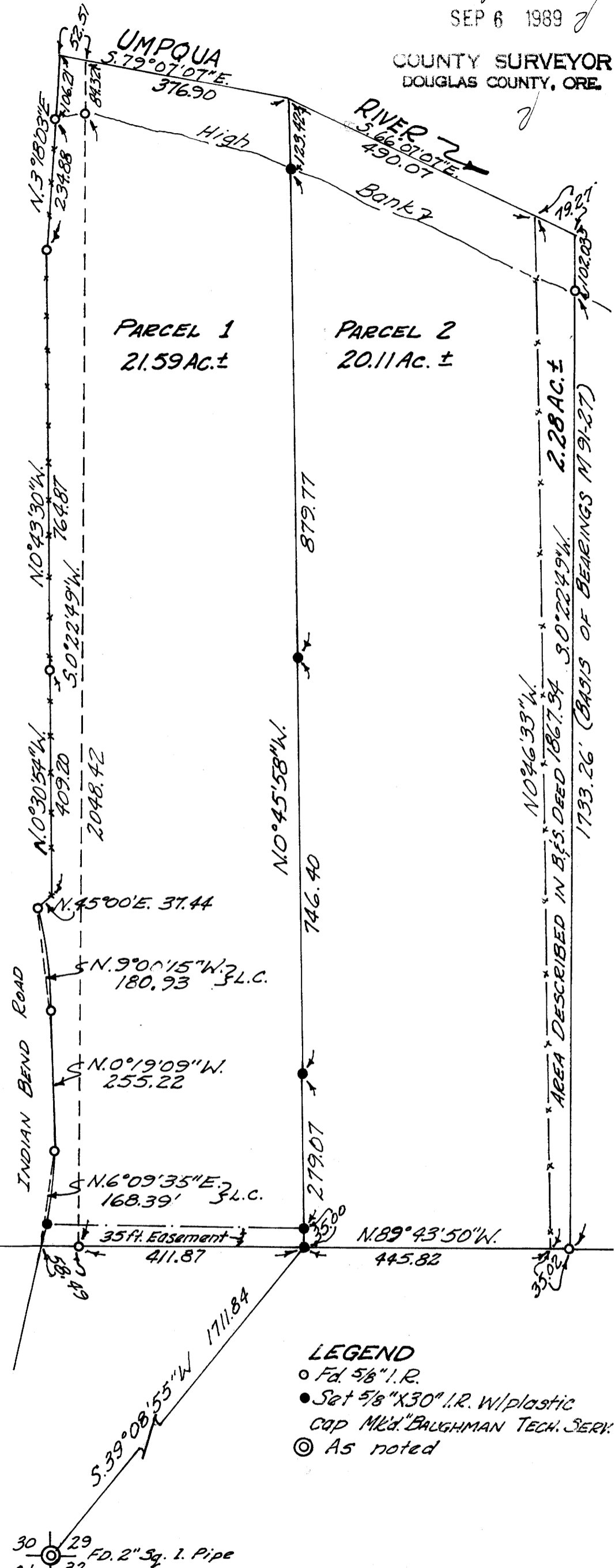
The above described Parcel is situated in Section 29, T.24S. R.7W. W.M. and contains 2.28 acres, more or less. The two contiguous Parcels contain 22.39 acres, more or less in total.

TOGETHER WITH the following described non-exclusive Easement:

A strip of land 35 feet in width lying Northerly and adjacent to the following line: Beginning at a point from which the Section Corner common to 29,30,31 and 32 bears S.39°08'55"W. 1711.84 feet; thence N.89°43'50"W. 470.36 feet to Indian Bend Road.

NARRATIVE:

The Purpose of this Survey is to divide that 44 acre property outlined in the Major Land Partition Action, dated April 12, 1983, into two Parcels. Both Parcels contain more than 10 acres. The Survey refers to two conditions in Parcel 2. One being received under Warranty Deed and the second under a Bargain and Sale Deed. The boundary of the Survey was derived from M-91-27 and Deed recorded in Vol.815, page 72 through page 75. The right-of-way for Indian Bend Road was verified from Deed recorded in Vol. 815, page 72 and M83-38 and M47-52. Field work was performed by K. DeGroot and D. Baughman with a Lietz TM20C Theodolite and Beetle E.D.M. Office work, computations and Drafting by G. Baughman



LEGEND
○ Fd. 5/8" I.R.
● Set 5/8" X 30" I.R. w/ plastic cap Mkt'd. BAUGHMAN TECH. SERV.
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REGISTERED
PROFESSIONAL
LAND SURVEYOR
George E. Grubb
OREGON
MAY 10, 1987
GEORGE E. GRUBB
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