

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED

JUL 28 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

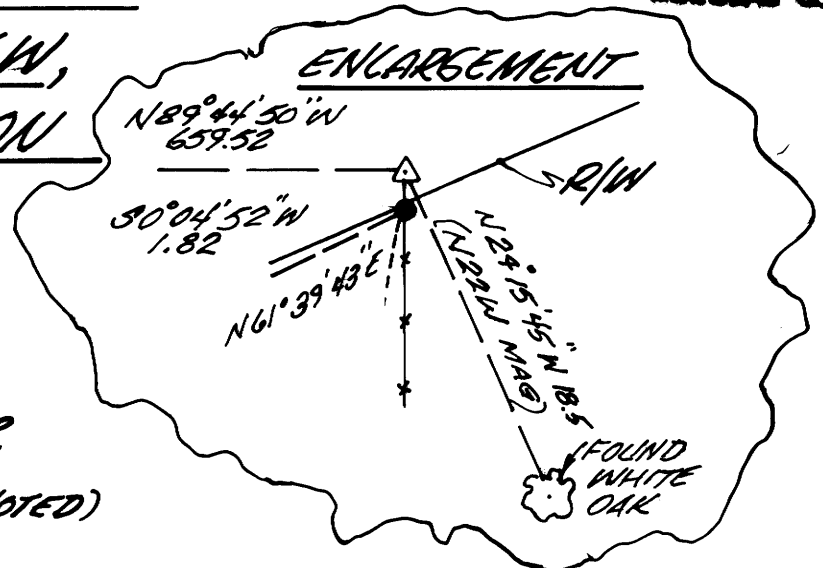
A MINOR LAND PARTITION FOR
BILL & BARBARA BROWN
IN THE NW 1/4 OF SEC. 21, T27S, R6W,
W.M., DOUGLAS COUNTY, OREGON

OWNER/PARTITIONER:
BILL & BARBARA BROWN
548 BRAUNDA DR.
ROSEBURG, OR. 97470

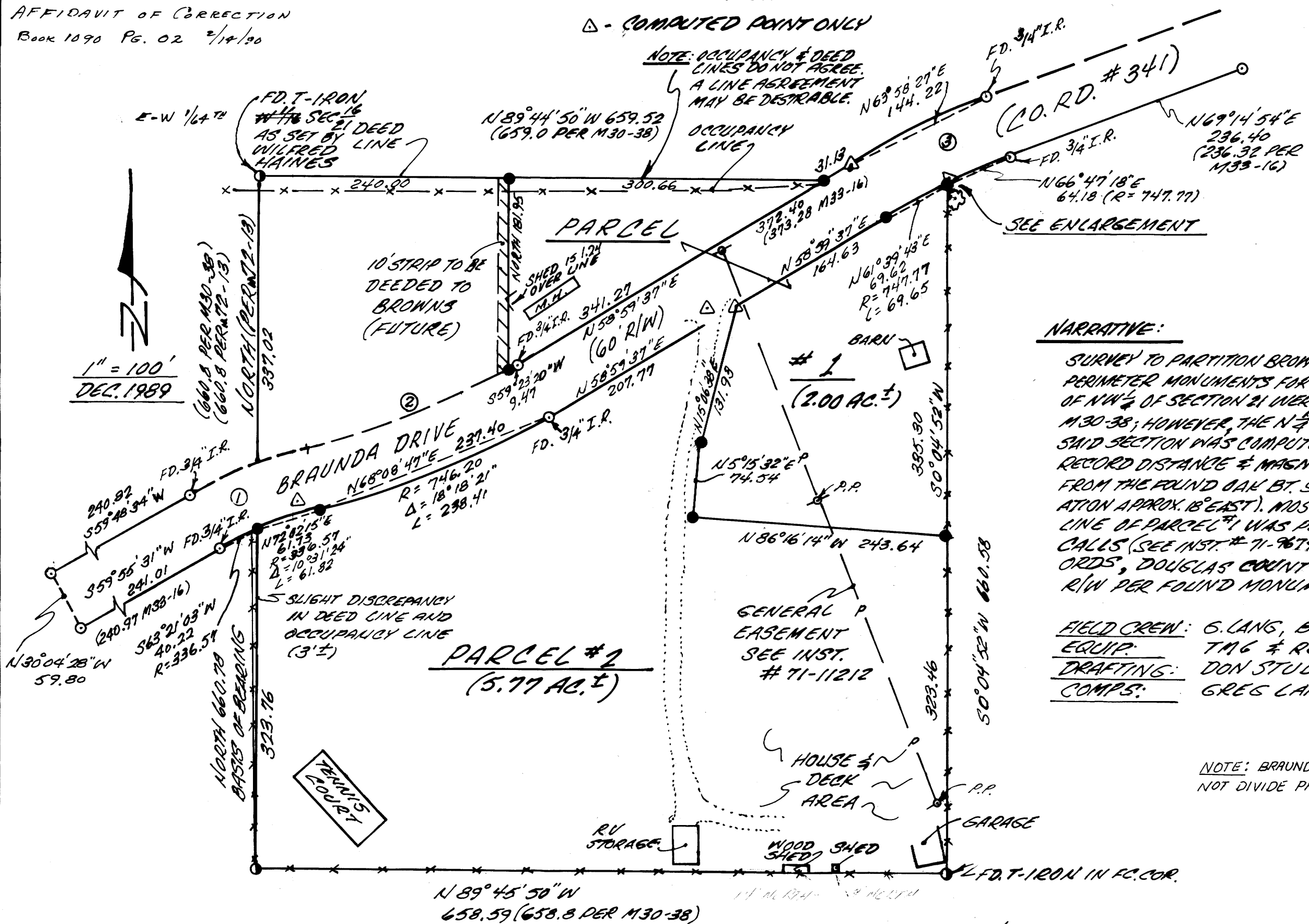
SURVEYED BY:
GREG LANG SURVEYING
7550 WILLIS CR. RD.
WINSTON, OR. 97146

LEGEND:

- - SET 7/8" x 30" I.R. PLASTIC CAP MKD. "LANG SURVEYING"
- - FOUND IRON ROD (SIZE AS NOTED)
- ⊙ - FOUND T-IRON
- △ - COMPUTED POINT ONLY



AFFIDAVIT OF CORRECTION
Book 1090 Pg. 02 7/14/89



NARRATIVE:

SURVEY TO PARTITION BROWN OWNERSHIP. PERIMETER MONUMENTS FOR THE NE 1/4 OF NE 1/4 OF NW 1/4 OF SECTION 21 WERE FOUND PER M30-38; HOWEVER, THE N 1/4 CORNER OF SAID SECTION WAS COMPUTED ONLY, USING RECORD DISTANCE & MAGNETIC BEARINGS FROM THE FOUND OAK BT. SHOWN (DECLINATION APPROX. 18° EAST). MOST WESTERLY LINE OF PARCEL #1 WAS PLACED BY DEED CALLS (SEE INST. # 71-7674 DEED RECORDS, DOUGLAS COUNTY, OREGON. R/W PER FOUND MONUMENTS SHOWN.

FIELD CREW: G. LANG, BILL BROWN
EQUIP: TAG & RED EDM
DRAFTING: DON STULL
COMPS: GREG LANG

NOTE: BRAUNDA DRIVE DOES NOT DIVIDE PARCEL #1.

CURVE DATA

- ① Δ = 17° 22' 27" R = 366.57 L = 111.16
- ② Δ = 18° 18' 21" R = 716.20 L = 228.82
- ③ Δ = 10° 15' 17" R = 777.77 L = 139.20

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory D. Lang

OREGON
JULY 16, 1987
GREGORY D. LANG
2295

NOTE: NO EASEMENTS REQUESTED BY OWNER FOR WATER LINES OR SEPTIC DRAIN FIELDS, UTILITIES, ETC.

ZONING: RR
SEWER: SEPTIC
WATER: U.B.W.A.

Bl. 11- Pg. 27A

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A MINOR LAND PARTITION FOR BILL & BARBARA BROWN
IN THE NW 1/4 OF SECT. 21, T27S, R6W, W.M., DOUGLAS CO, ORE.

FILED

DEC 28 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

A PARCEL LYING IN SECTION 21, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T27S, R6W, SAID POINT BEARS S 89°44'50" EAST 240.00 FEET FROM A T-IRON AT THE ~~WEST~~ ^{EAST} CORNER COMMON TO SECTIONS 16 & 21, SAID TOWNSHIP & RANGE; THENCE ALONG THE AFOREMENTIONED NORTH LINE SOUTH 89°44'50" EAST 300.66 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRAUNDA DRIVE (CO. RD. #341); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: SOUTH 58°59'37" WEST 341.27 FEET TO A 3/4" IRON ROD, AND ALONG THE ARC OF A 686.20 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 59°28'20" WEST 9.47 FEET) 9.47 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INST. # 71-9674 DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND PROCEEDING NORTH ALONG SAID EASTERLY LINE OF SAID PROPERTY 181.95 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T27S, R6W, SAID POINT BEARS SOUTH 89°44'50" EAST 659.52 FEET AND SOUTH 0°04'52" WEST 1.82 FEET FROM A T-IRON AT THE ~~WEST~~ ^{EAST} CORNER COMMON TO SECTIONS 16 & 21, SAID TOWNSHIP & RANGE; THENCE SOUTH 0°04'52" WEST ALONG SAID EAST LINE 395.30 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE NORTH 86°16'14" WEST 243.64 FEET TO A 5/8" IRON ROD; THENCE NORTH 5°15'32" EAST 74.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 15°06'38" EAST 131.93 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRAUNDA DRIVE (CO. RD. #341); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING: NORTH 58°59'37" EAST 164.63 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 747.77 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 61°39'43" EAST 69.62 FEET) 69.62 FEET TO THE POINT OF BEGINNING ALL CONTAINING 2.00 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS, COVENANTS, & RESTRICTIONS OF RECORD.

AFFIDAVIT OF CORRECTION
Book 1090 Pg. 02 2/14/90

PARCEL #2

A PARCEL LYING IN SECTION 21, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRAUNDA DRIVE (CO. RD. #341) SAID POINT BEARS SOUTH 337.02 FEET FROM THE ~~WEST~~ ^{EAST} CORNER COMMON TO SECTIONS 16 & 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: ALONG THE ARC OF A 336.57 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 72°02'15" EAST 61.73 FEET) 61.82 FEET TO A 5/8" IRON ROD; ALONG THE ARC OF A 746.20 FT. RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 68°08'47" EAST 237.40 FEET) 238.41 FEET TO A 3/4" IRON ROD, AND NORTH 58°59'37" EAST 207.77 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 15°06'38" WEST 131.93 FEET TO A 5/8" IRON ROD; THENCE SOUTH 5°15'32" WEST 74.54 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°16'14" EAST 243.64 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF THAT PROPERTY DESCRIBED IN INST. # 71-9675 DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°04'52" WEST ALONG SAID EAST LINE 323.46 FEET TO A T-IRON AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°45'50" WEST 658.59 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY 323.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.97 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS, COVENANTS, & RESTRICTIONS OF RECORD.



APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING COMMISSION

12/26/89
DATE

59-19869
Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

12-28-89
DATE

STATE OF OREGON
COUNTY OF DOUGLAS, SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1989 DEC 28 PM 3:32
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carroll
DEPUTY

36-1-89-21B