

FILED
28
1990
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

1990-0055 C

PARCEL #1

THE FOLLOWING DESCRIBES THE SOUTHERLY 232 ACRES OF THE BERNARD AND MARGARET GUNSHORE RANCH IN DIXONVILLE AND IS DESCRIBED AS:

A PORTION OF SECTIONS 7 & 8, T27S, R4W, DESCRIBED AS: BEGINNING AT A 5/8" I.R. ON THE SOUTH LINE OF SECTION 8, T27S, R4W, W.M., DOUGLAS COUNTY, OREGON, SAID POINT BEARS S89°30'47"E 5,229.25' FEET AND S88°59'11"E 2297.36' FEET FROM A BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N88°59'16"W 2,297.34' FEET TO A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S0°27'03"W 1212.34' FEET ALONG THE SECTION LINE COMMON TO SECTIONS 7 & 8 SAID TOWNSHIP AND RANGE TO A FENCE CORNER AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID GUNSHORE RANCH THENCE N88°52'27"W 1312.40' FEET TO THE SOUTHWEST CORNER OF SAID RANCH; THENCE NO°07'21"W 3769.74' ALONG THE WESTERLY LINE OF SAID RANCH TO A 5/8" I.R. IN A FENCE LINE; THENCE LEAVING SAID WEST LINE EAST 1,329.36' FEET TO A 5/8" I.R.; THENCE N28°31'06"E 352.97' FEET TO A 5/8" I.R.; THENCE S59°27'20"E 610.26' FEET TO A 5/8" I.R.; THENCE EAST 255.27' FEET TO A 5/8" I.R.; THENCE S50°47'13"E 332.51' FEET TO A 5/8" I.R.; THENCE S69°27'01"E 292.40' FEET TO A 5/8" I.R.; THENCE S38°27'23"E 137.22' FEET TO A 5/8" I.R.; THENCE S62°15'53"E 323.15' FEET TO A 5/8" I.R.; THENCE S12°46'01"E 121.81' FEET TO A 5/8" I.R.; THENCE S2°16'23"W 183.02' FEET TO A 5/8" I.R.; THENCE S18°13'37"E 184.40' FEET TO A 5/8" I.R.; THENCE S12°11'57"E 253.32' FEET TO A 5/8" I.R.; THENCE S17°15'33"E 321.55' FEET TO A 5/8" I.R.; THENCE S13°28'37"E 337.01' FEET TO A 5/8" I.R.; THENCE S13°34'05"E 300.97' FEET TO A 5/8" I.R.; THENCE S9°51'59"E 407.34' FEET TO THE POINT OF BEGINNING.

PARCEL #2

THE FOLLOWING DESCRIBES THE NORTHERLY 237 ACRES OF THE BERNARD AND MARGARET GUNSHORE RANCH IN DIXONVILLE AND IS DESCRIBED AS:

A PORTION OF SECTIONS 7 & 8, T27S, R4W, DESCRIBED AS: BEGINNING AT A 5/8" I.R. ON THE SOUTH LINE OF SECTION 8, T27S, R4W, W.M., DOUGLAS COUNTY, OREGON, SAID POINT BEARS S89°30'47"E 5,229.25' FEET AND S88°59'11"E 2297.36' FEET FROM A BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE S88°21'25"E 262.07' FEET TO A FENCE CORNER MARKING THE MOST EASTERLY SOUTHEAST CORNER OF SAID GUNSHORE RANCH; THENCE NO°02'44"E 3,966.38' FEET TO A FENCE CORNER AT THE MOST EASTERLY NORTHEAST CORNER OF SAID RANCH; THENCE N88°02'54"W 1,286.16' FEET TO A FENCE CORNER AT AN INTERIOR "L" CORNER OF SAID RANCH; THENCE NO°31'04"W 1,296.41' FEET TO A FENCE CORNER ON THE NORTH LINE OF SAID SECTION 7; THENCE N88°49'14"W 2587.21' FEET ALONG SAID NORTH LINE TO A FENCE CORNER AT THE NORTHWEST CORNER OF SAID RANCH; THENCE S0°19'25"W 1,783.62' FEET AND S0°07'19"E 944.88' FEET ALONG AN EXISTING FENCE ON THE WEST LINE OF SAID GUNSHORE PROPERTY; THENCE LEAVING SAID WEST LINE EAST 1,329.36' FEET TO A 5/8" I.R.; THENCE N28°31'06"E 352.97' FEET TO A 5/8" I.R.; THENCE S59°27'20"E 610.26' FEET TO A 5/8" I.R.; THENCE EAST 255.27' FEET TO A 5/8" I.R.; THENCE S50°47'13"E 332.51' FEET TO A 5/8" I.R.; THENCE S69°27'01"E 292.40' FEET TO A 5/8" I.R.; THENCE S38°27'23"E 137.22' FEET TO A 5/8" I.R.; THENCE S62°15'53"E 323.15' FEET TO A 5/8" I.R.; THENCE S12°46'01"E 121.81' FEET TO A 5/8" I.R.; THENCE S02°16'23"W 183.02' FEET TO A 5/8" I.R.; THENCE S18°13'37"E 184.40' FEET TO A 5/8" I.R.; THENCE S12°11'57"E 253.32' FEET TO A 5/8" I.R.; THENCE S17°15'33"E 321.55' FEET TO A 5/8" I.R.; THENCE S13°28'37"E 337.01' FEET TO A 5/8" I.R.; THENCE S13°34'05"E 300.97' FEET TO A 5/8" I.R.; THENCE S09°51'59"E 407.34' FEET TO THE POINT OF BEGINNING.

MAJOR LAND PARTITION
IN NE 1/4 OF SEC. 18. SE & NE 1/4 OF SEC. 7,
SW & NW 1/4 OF SEC. 8. T27S, R4W, W.M.
DOUGLAS COUNTY, OREGON.

SURVEYED FOR:

ROGER HELLIWELL
843 SE KANE
ROSEBURG, OR 97470
(503) 672-0017

SURVEYED BY:

DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

ROADWAY EASEMENT

THE FOLLOWING DESCRIBES AN EASEMENT FOR A ROADWAY ACROSS THE SOUTHERLY PARCEL (SUBJECT TO) TO SERVE THE NORTHERLY PARCEL (TOGETHER WITH) OF THE MAJOR LAND PARTITION OF THE BERNARD AND MARGARET GUNSHORE RANCH IN DIXONVILLE. A 30.00' FOOT EASEMENT ALONG A PROPOSED ROADWAY, THE CENTERLINE OF WHICH IS GENERALLY DESCRIBED HEREIN, SAID EASEMENT BEING 15.00' FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A-POINT ON THE SOUTH LINE OF SECTION 8, T27S, R4W, W.M., DOUGLAS COUNTY, OREGON, SAID POINT BEARS S89°30'47"E 5,229.25' FEET AND S88°59'11"E 18.08' FEET FROM A BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 7, T27S, R4W, SAID POINT BEING IN THE CENTER OF A CATTLE GUARD; THENCE N2°20'43"W 63.89' FEET; THENCE N32°23'53"W 169.85' FEET; THENCE N22°19'10"W 151.23' FEET; THENCE N69°50'49"E 350.42' FEET; THENCE N39°29'54"E 66.78' FEET; THENCE N25°43'23"E 36.00' FEET; THENCE N10°01'20"W 73.85' FEET; THENCE N9°32'21"E 124.72' FEET; THENCE N18°10'48"E 273.26' FEET; THENCE N30°27'14"E 126.06' FEET; THENCE N27°44'53"E 67.34' FEET; THENCE N20°43'08"E 221.20' FEET; THENCE N41°38'37"E 89.61' FEET; THENCE N39°02'19"E 72.21' FEET; THENCE N66°51'44"E 69.40' FEET; THENCE N33°48'02"E 38.95' FEET; THENCE N49°07'46"W 92.41' FEET; THENCE N77°54'56"W 61.97' FEET; THENCE N76°10'21"W 121.50' FEET; THENCE N62°52'29"W 73.80' FEET; THENCE N41°10'08"W 60.18' FEET; THENCE N16°01'32"W 199.88' FEET; THENCE N27°02'47"W 87.88' FEET; THENCE N17°29'38"W 80.30' FEET; THENCE N18°57'35"E 107.92' FEET; THENCE N27°30'00"E 100.00' FEET; THENCE N22°00'00"E 100.00' FEET; THENCE N6°00'00"E 32.00' FEET; THENCE N36°00'00"W 16.00' FEET; THENCE N54°00'00"W 45.00' FEET; THENCE N87°00'00"W 70.00' FEET. THENCE N60°00'00"W 31.00' FEET; THENCE N34°00'00"W 40.00' FEET; THENCE N8°00'00"W 65.00' FEET; THENCE N23°00'00"W 81.00' FEET; THENCE N3°02'22"E 254.61' FEET TO THE COMMON LINE BETWEEN THE NORTHERLY AND SOUTHERLY PARCELS OF THE PARTITION OF THE GUNSHORE RANCH, SAID ROADWAY IN CERTAIN AREAS IS YET TO BE CONSTRUCTED. THE CENTERLINE OF THE FINAL CONSTRUCTED ROADWAY SHALL PREVAIL OVER THAT DESCRIBED HEREIN.

TOGETHER WITH EASEMENTS OF RECORD FOR ACCESS AND UTILITIES TO HEREIN DESCRIBED PARCELS.

SEWER: SEPTIC TANK/DRAINFIELD
WATER: WELL
ZONE: FG, FF
COMP. PLAN: AGG, FFT
FILE #: 90-124

DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS THAT MARGARET A. CROISSANT IS (ARE) THE OWNER(S) OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.
Margaret A. Croissant

NARRATIVE

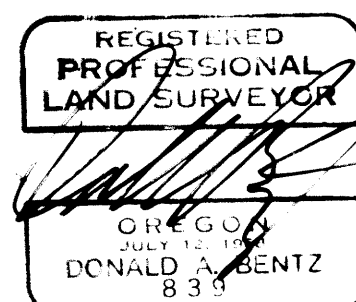
SURVEY TO MONUMENT LINE BETWEEN PARCELS 1 & 2 OF GUNSHORE RANCH PARTITION. FENCE CORNERS TIED TO COMPUTE ACREAGE. IT WAS NOT INTENT OF THIS SURVEY TO SUBSTANTIATE FENCE LINES AS PROPERTY BASE BEARING IS SOLAR OBSERVATION 8/12/90.

SURVEYORS CERTIFICATE

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON;
Donald A. Bentz LS839

FILED THIS 16th DAY OF October, 1990

GAY FIELDS, County Clerk
COUNTY CLERK Gay Fields, Deputy



APPROVALS:

Keith L. Cubic 10/2/90
D.C. PLANNING DATE
Francis L. Ingram 10-16-90
D.C. SURVEYOR 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
OCT 16 PM 2:28
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay Fields
DEPUTY
FEE PP

90-15374

1990-0055 C