

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

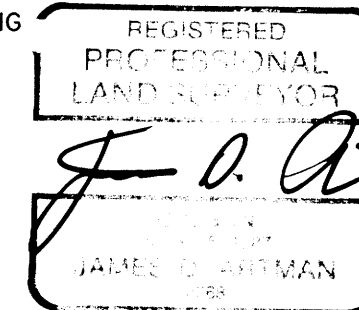
A MINOR LAND PARTITION

SE 1/4 SE 1/4, NE 1/4 SE 1/4, SE 1/4 NE 1/4 SECTION 11
SW 1/4 SW 1/4, NW 1/4 SW 1/4, SW 1/4 NW 1/4 SECTION 12
TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M.

PARTITIONER : ARTHUR NEWMAN
15322 OLD HWY 99S
MYRTLE CREEK, OREGON 97457

OWNER: WILLIAM GROSS
37 CLEARVIEW DR.
ROSEBURG, OREGON 97470

SURVEY BY : JAMES ARTMAN SURVEYING
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176



ZONED: EXCLUSIVE FARM USE CROPLAND (FC)
WATER: WELL ON EACH PARCEL
SEWER: SEPTIC
WATER RIGHTS ARE APPURTENANT TO BOTH PARCELS
PLANNING FILE NO. 90-279
● CORNER OF RECORD PER DEED, NOT SEARCHED FOR
() RECORD PER DEED NO. 68-11951 & 148913
PROPERTY DESCRIBED IN DEED BOOK 991, PAGE 172

PARCEL 1

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF THE SOUTH BANK OF THE SOUTH UMPQUA RIVER IN SECTION 11 & 12, TOWNSHIP 29 SOUTH, RANGE 06 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT AN IRON PIPE ON THE NORTH RIGHT OF WAY OF HIGHWAY 99, DESCRIBED BY JOHN H. MARKHAM AS BEING N 01°02' E, 4227.8 FEET, S 53°03' E, 179 FEET, S 45°37' E, 193 FEET, S 38°11' E, 85 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 42; TOWNSHIP 29 SOUTH, RANGE 06 WEST OF THE WILLAMETTE MERIDIAN; THENCE S 37°40'48" E, 477.12 FEET ALONG HIGHWAY 99 RIGHT OF WAY TO A POINT; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, THE CHORDS WHICH ARE AS FOLLOWS: S 42°04'57" E, 106.28 FEET, S 53°04'52" E, 100.45 FEET, S 63°35'54" E, 100.39 FEET, S 72°54'34" E, 100.96 FEET; THENCE ALONG SAID HIGHWAY 99, RIGHT OF WAY S 80°07'30" E, 458.19 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 09°33'53" E, 818.4 FEET TO AN IRON PIPE ON THE LEFT BANK OF SOUTH UMPQUA RIVER; THENCE CONTINUING N 09°33'53" E, 200 FEET TO THE CENTERLINE OF THE RIVER; THENCE DOWNSTREAM ALONG THE CENTERLINE OF THE SOUTH UMPQUA RIVER N 79°25'05" W, 1085.49 FEET; THENCE LEAVING CENTERLINE OF THE RIVER AND RUNNING S 18°57'10" W, 300 FEET TO AN IRON PIPE ON THE LEFT BANK OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING S 18°57'10" W, 263.87 FEET TO AN IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 99, THE PLACE OF BEGINNING, SITUATED IN DOUGLAS COUNTY, OREGON. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT A 1 1/4" IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 99 FROM WHICH THE CORNER OF SECTION 11, 12, 13 AND 14, TOWNSHIP 29 SOUTH, RANGE 06 WEST, OF THE WILLAMETTE MERIDIAN BEARS S 07°47' W, 1746.8 FEET AND S 07°44' W, 672.8 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY 99, N 80°16' W, 377.0 FEET TO A 1 1/2" IRON PIPE; THENCE ALONG THE EAST LINE OF PROPERTY FORMERLY SOLD TO FRANK ELLISON N 08°44' E, 817.65 FEET TO AN IRON PIPE ON THE LEFT HIGH BANK OF THE SOUTH UMPQUA RIVER (THIS BEARING N 08°44' E, THE BEARING OF N 09°33'53" E AS SHOWN ON FORMER DESCRIPTION) THENCE CONTINUING N 08°44' E, 200.0 FEET TO THE CENTERLINE OF THE SOUTH UMPQUA RIVER; THENCE UPSTREAM ALONG THE CENTERLINE OF SAID RIVER S 74°31'30" E 363.2 FEET; THENCE S 07°47' W, 177.5 FEET TO A 1" IRON PIPE ON THE LEFT HIGH BANK OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING S 07°44' W, 804.1 FEET TO THE PLACE OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT A 1 1/2" IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 99 AND THE EASTERLY PROPERTY LINE OF RONALD EMMOTT, FROM WHICH THE SECTION CORNER TO SECTIONS 11, 12, 13, & 14, TOWNSHIP 29 SOUTH, RANGE 06 WEST, OF THE WILLAMETTE MERIDIAN, BEARS S 19°43'27" E, 3318.23 FEET; THENCE ALONG SAID EMMOTT PROPERTY TO THE BANK OF THE SOUTH UMPQUA RIVER, S 18°57'10" W, 263.87 FEET; THENCE UPSTREAM ALONG SAID BANK OF THE RIVER S 85°59' E, 310.0 FEET; THENCE S 18°13'42" W, 536.13 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE N 38°20'21" W, 360.0 FEET TO THE POINT OF BEGINNING AND SUBJECT TO EASEMENTS RECORDED AND UNRECORDED

PARCEL 2

BEGINNING AT AN IRON PIPE FROM WHICH POINT THE CORNER TO SECTIONS 11, 12, 13, & 14, TOWNSHIP 29 SOUTH, RANGE 06 WEST OF THE WILLAMETTE MERIDIAN BEARS S 07°44' W, 672.8 FEET; THENCE S 86°43'50" W, 261.75 FEET; THENCE N 69°43' W, 623.0 FEET TO THE SOUTHWEST CORNER OF THE LANDS OF G. E. CLAYTON AS DESCRIBED IN DEED, RECORDERS NO. 91854, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 07°47' E, 1633.33 FEET ALONG THE EAST LINE OF SAID CLAYTON LANDS TO AN IRON PIPE ON THE SOUTH RIGHT OF WAY OF HIGHWAY 99, WHICH POINT IS ALSO THE P.C. OF A 9°30' CURVE LEFT, WITH A CENTRAL ANGLE OF 5°05'; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID CURVE TO THE LEFT 53.5 FEET TO THE P.C. OF SAID CURVE; THENCE S 80°19' E, 812.3 FEET ALONG SAID SOUTH RIGHT OF WAY OF HIGHWAY 99 TO AN IRON PIPE; THENCE S 07°47' W, 1686.8 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED LANDS, WHICH BEARS N 8°00' E 689.17 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, & 14, TOWNSHIP 29 SOUTH, RANGE 06 WEST OF THE WILLAMETTE MERIDIAN; THENCE RUNNING N 77°28'40" W, 864.57 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO G. E. CLAYTON BY DEED, VOLUME 167, RECORDERS NO. 91854, RECORDS OF DOUGLAS COUNTY, OREGON. AND SUBJECT TO EASEMENTS RECORDED AND UNRECORDED

SURVEYORS CERTIFICATE

I, JAMES D. ARTMAN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF THIS MINOR LAND PARTITION, BOUNDARIES WERE DETERMINED FROM DEED RECORDS, AS SHOWN IN DEED RECORDS DOUGLAS COUNTY, OREGON.

J. D. Artman 2/3/91
JAMES D. ARTMAN DATE

APPROVALS

Keith L. Cubic 2/19/91
DOUGLAS COUNTY PLANNING DIRECTOR DATE

James T. M... 2-21-91
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

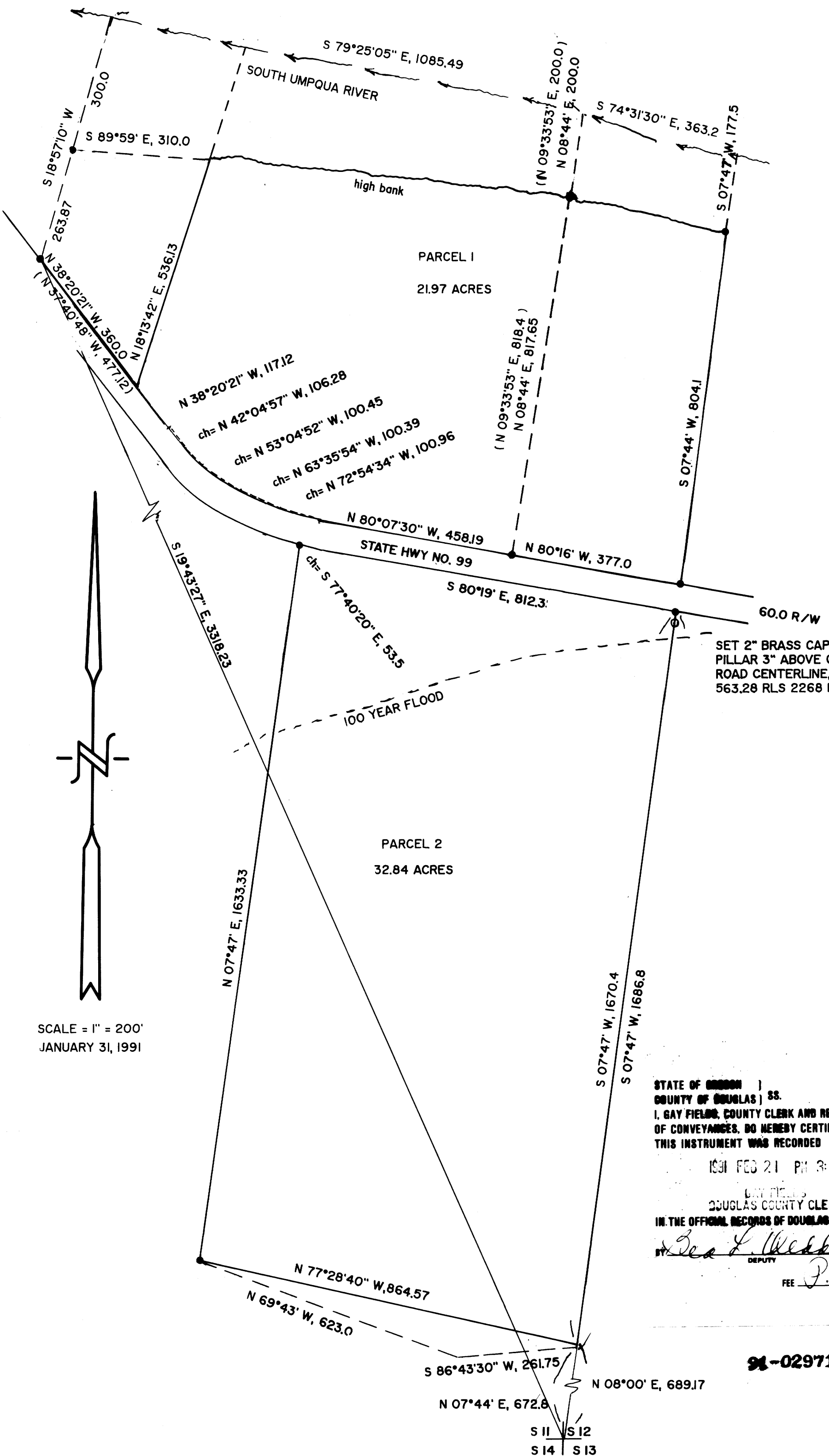
STATE OF OREGON) SS
COUNTY OF DOUGLAS)
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF COVEYANCES DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gay Fields* County Clerk
FEE

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

1991 FEB 21 PM 3:10
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay Fields
DEPUTY
FEE *J.P.*

91-02971



SCALE = 1" = 200'
JANUARY 31, 1991

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