

FILED
JUL 5 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

A MAJOR LAND PARTITION.

IN THE NE 1/4 OF SEC. 10, & NW 1/4 OF SEC. 11,
T27S, R6W, W.M. DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
DON WARE
P.O. BOX 638
BROWNSVILLE, OR, 97327

SURVEYED BY:
ROMANSO E. WARE
204 DARLEY DRIVE
ROSEBURG, OR. 97470

Romanso E. Ware

PERIMETER DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF THE JACOB JONES DONATION LAND CLAIM NO. 43, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE S89°40'37"E 35.03' FEET TO A 5/8" IRON ROD; THENCE N0°20'10"E 2.04' FEET TO THE CENTERLINE OF DARLEY DRIVE; THENCE ALONG SAID CENTERLINE AS FOLLOWS:

ALONG THE ARC OF A 477.46' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N71°04'28"E 227.57' FEET) 229.78' FEET, N57°19'20"E 106.34' FEET, ALONG THE ARC OF A 1145.91' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N61°39'40"E 173.39' FEET) 173.56' FEET, N66°00'00"E 122.45' FEET, ALONG THE ARC OF A 636.62' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N53°26'08"E 276.97' FEET) 279.20' FEET, N40°52'15"E 153.50' FEET, AND ALONG THE ARC OF A 1273.24' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N45°01'09"E 179.87' FEET) 180.02' FEET TO THE SOUTHERLY LINE OF THE RIDGEVIEW RANCH PLANNED UNIT DEVELOPMENT AS RECORDED IN VOLUME 17, PAGE 24 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE AS FOLLOWS:

S71°20'41"E 401.59' FEET TO A 5/8" IRON ROD, S82°56'24"E 408.50' FEET TO A 5/8" IRON ROD, S35°30'58"E 493.11' FEET TO A 5/8" IRON ROD, S35°36'43"E 261.50' FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 88-03912 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID NORTHWESTERLY LINE S62°57'22"W 174.53' FEET TO A 5/8" IRON ROD, S37°33'52"W

494.26' FEET TO A 5/8" IRON ROD AND S47°46'12"W 128.85' FEET TO A 5/8" IRON ROD AT THE NORTH-EAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 86-17864 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 86-17864 AND THE NORTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 89-17352 RESPECTIVELY AS FOLLOWS:

S74°32'10"W 252.62' FEET TO A 5/8" IRON ROD, S72°28'04"W 158.34' FEET TO A 5/8" IRON ROD, N78°14'06"W 292.64' FEET TO A 5/8" IRON ROD, S70°28'43"W 328.59' FEET TO A 5/8" IRON ROD, S77°48'51"W 469.01' FEET TO A 3/4" IRON ROD IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GARDEN VALLEY ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N38°41'03"W) 230.84' FEET TO A 3/4" IRON ROD, N38°09'56"W 229.59' FEET TO A 3/4" IRON ROD, N38°35'25"W 139.19' FEET TO A 5/8" IRON ROD, N38°32'41"W 312.89' FEET TO A 5/8" IRON ROD, N33°42'20"W 182.31' FEET TO A 5/8" IRON ROD, N33°54'42"E 60.33' FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF DARLEY DRIVE; THENCE ALONG SAID SOUTHERLY LINE S89°13'50"E 357.53' FEET TO A 5/8" IRON ROD; THENCE N0°20'10"E 30.00' FEET TO THE POINT OF BEGINNING.

NARRATIVE:

SURVEY FOR THE PURPOSE OF PARTITIONING THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 90-17306 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE MONUMENTS SHOWN ALONG THE RIGHT-OF-WAY OF GARDEN VALLEY ROAD AND THE DEDICATED PORTIONS OF DARLEY DRIVE REFLECT THE NEW ALIGNMENTS NEGOTIATED BY THE OWNER AND THE DOUGLAS COUNTY PUBLIC WORKS DEPT. AS OF THIS DATE NOT YET RECORDED, SEE PLANNING DEPT. FIELD CREW: N. HIBBS & M. HOLT
EQUIP: LEITZ SET 4 TOTAL STATION
OFFICE: R. WARE
DRAFTING: M. RADCLIFFE

APPROVALS:

Jerry E. Mann DEPT 7-3-91
DO. CO. SURVEYOR DATE
Keith L. Cubic 6/17/91
DO. CO. PLANNING DIRECTOR 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
1991 JUL -5 PM 2:58
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay Fields
DEPUTY
FEE *PP*

1991 - 0039 B

1991 - 0039 B