

A MAJOR LAND PARTITION

IN THE SW 1/4 OF SECTION 21, T29S, R7W, W.M.,
DOUGLAS COUNTY, OREGON.

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 NOV 25 PM 1:22

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Glenn J. Bennett*
DEPUTY

91-18393

ZONE: 5-R
SEWER: SEPTIC
WATER: WELL
PLAN FILE#: 91-149
COMP. DESIGN: RC-5

COMPS: GREG LANG
FIELD CREW: DENNIS MILLER, GREG LANG
DRAFTING: RICK BRITTELL
EQUIP: TM6, RED-I EDM

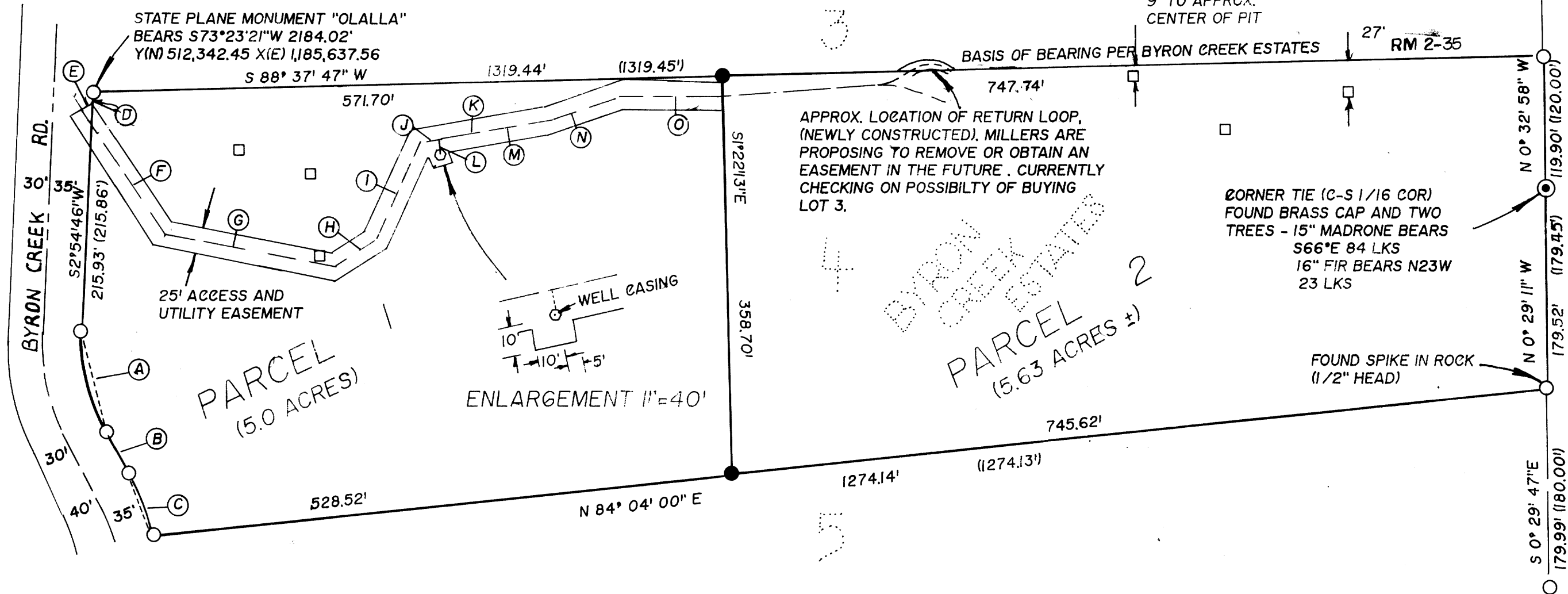
NARRATIVE

PURPOSE TO PARTITION THAT PROPERTY
DESCRIBED IN INST# 91-15438. FRONT
LOT TO BE 5 ACRES. REAR LOT TO RE-
CEIVE REMAINDER.
CONTROLLING MONUMENTS WERE FOUND.



OWNERS/PARTITIONERS
MICHAEL LEE AND LYNN M. MILLER
444 NE WINCHESTER
ROSEBURG, OR. 97470

SURVEYED BY
GREGORY D. LANG
7550 WILLIS CREEK
WINSTON, OR 97496



LEGEND

- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- SET 5/8"x30" IRON ROD W/PLASTIC CAP MKD. LANG SURVEYING
- () RECORD PER BYRON CREEK ESTATES
- TEST PITS

- A R=165.00 L=96.12 Δ= 33°22'38" CH= S13°46'32"E 94.77'
- B S 30° 27' 49" E 41.92'
- C R=185.00' L= 60.03' Δ= 18°35'34" CH= S 21°09'49"E 59.77'
- D S2°54'46"W 7.07' J N80°03'52"E 19.05'
- E S56°47'25"W 12.50' K N80°03'52"E 124.11
- F S33°12'35"E 135.47' L S9°56'08"E 10.32'
- G S79°00'06"E 159.75' M N80°03'52"E 105.06'
- H N54°15'55"E 43.33" N N68°30'25"E 64.09'
- I N25°45'30"E 94.55' O S88°29'41"E 94.31'

WATER RIGHTS

OWNER STATED HE HAS CHECKED WITH WATER RESOURCES AND APPARENTLY
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

FILED THIS 25th DAY OF NOVEMBER, 1991

DOUGLAS COUNTY CLERK *Glenn J. Bennett*
DEPUTY

LEGAL DESCRIPTIONS:

PARCEL 1

A PARCEL LYING IN SEC 21, T29S, R7W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH BEARS N 0°32'58"W, 119.90 FEET AND S88°37'47"W 1319.44 FEET FROM A BRASS CAP AT THE CENTER-SOUTH 1/16 CORNER OF THE AFOREMENTIONED SECTION 21, SAID IRON ROD BEING AT THE NW CORNER OF THAT PROPERTY DESCRIBED IN INST.# 91-15438, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE N88°37'47"E ALONG THE NORTHERLY LINE OF SAID PROPERTY, 571.70 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE S 1°22'13"E 358.70 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF THE AFOREMENTIONED PROPERTY DESCRIBED IN INST.# 91-15438; THENCE S84°04'00"W ALONG SAID SOUTHERLY LINE 528.52 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF BYRON CREEK ROAD; THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING: ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N21°09'49"W 59.77 FEET) 60.03 FEET TO A 5/8" IRON ROD, N30°27'49"W 41.92 FEET TO A 5/8" ROD, ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N13°46'32"W 94.77 FEET) 96.12 FEET TO A 5/8" IRON ROD, AND N2°54'46"E 215.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5 ACRES MORE LESS.

BEING SUBJECT TO: ACCESS AND UTILITY EASEMENT DESCRIBED HEREON.
SUBJECT TO: EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD (SEE INST# 72-12723 AND 72-14133).

PARCEL 2

A PARCEL LYING IN SEC. 21, T29S, R7W, W.M., DOUGLAS COUNTY OREGON AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS CAP WHICH IS THE CENTER-SOUTH 1/16 COR. OF THE AFOREMENTIONED SEC. 21; SAID POINT BEING ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN INST. # 91-15438 DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE S0°29'11"E ALONG SAID EASTERLY LINE 179.52 FEET TO A FOUND SPIKE AT THE SE CORNER OF SAID PROPERTY DESCRIBED IN SAID INSTRUMENT; THENCE S84°04'00"W ALONG THE SOUTHERLY LINE OF SAID PROPERTY 745.62 FEET TO 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE N1°22'13"W 358.70 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN INST# 91-15438; THENCE N88°37'47"E ALONG SAID NORTHERLY LINE 747.74 FEET TO A 5/8" IRON ROD AT THE NE CORNER THEREOF; THENCE S0°32'58"E ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN SAID INSTRUMENT 119.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.63 ACRES, MORE OR LESS.
TOGETHER WITH ACCESS AND UTILITY EASEMENT DESCRIBED HEREON.
SUBJECT TO: EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD (SEE INST# 72-12723 AND 72-14133)

ACCESS AND UTILITY EASEMENT

AN ACCESS AND UTILITY EASEMENT LOCATED IN SEC 21, T29S, R7W, W.M., DOUGLAS COUNTY, OREGON, BEING 25 FEET IN TOTAL WIDTH, 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS N0°32'58"W 119.90 FEET, S88°37'47"W 1319.44 FEET, S2°54'46"W 7.07 FEET AND S56°47'25"W 12.50 FEET FROM A BRASS CAP AT THE CENTER-SOUTH 1/16 CORNER OF THE AFOREMENTIONED SEC 21; THENCE ALONG THE CENTERLINE OF AN EXISTING ROCK ROAD THE FOLLOWING COURSES: S33°12'35"E 135.47 FEET, S79°00'06"E 159.75 FEET, N54°15'55"E 43.33 FEET N25°45'30"E 94.55 FEET, N80°03'52"E 19.05 FEET TO A POINT TO BE FURTHER REFERRED TO AS POINT "A" IN THIS LEGAL DESCRIPTION, N80°03'52"E 105.06 FEET, N68°30'25"E 64.09 FEET AND S88°29'41"E 94.31 FEET AND THERE TERMINATING. ALSO AN ACCESS AND UTILITY EASEMENT IN SAID SEC 21, BEING 15 FEET IN WIDTH, 10 FEET ON THE RIGHT AND 5 FEET ON THE LEFT SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE AFOREMENTIONED POINT "A" OF THIS LEGAL DESCRIPTION; THENCE S9°56'08"E 10.32 FEET TO THE CENTER OF AN EXISTING WELL CASING; THENCE CONTINUING S9°56'08"E 10.00 FEET AND THERE TERMINATING.

NOTE

BOTH PARCELS ARE SUBJECT TO COVENANTS FILED IN INST# 72-12723

SURVEYORS CERTIFICATE:

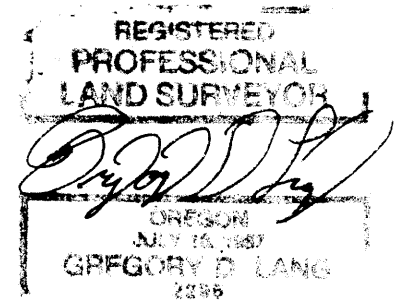
I, GREGORY D. LANG, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARTITION AS SHOWN HEREON. THE BOUNDRIES OF WHICH ARE DESCRIBED HEREON.

Gregory D. Lang 11-15-91
GREGORY D. LANG DATE

APPROVALS:

Keith L. Cubie 11/20/91
DOUGLAS COUNTY PLANNING DATE

Larry L. Morrison DEPUTY 11-22-91
DOUGLAS COUNTY SURVEYOR DATE



1991 - 0070

1991 - 0070