

**A EAST 135.47'**

- E N87°57'31"E 91.37'
- F N66°37'04"E 283.45'
- G N42°16'26"E 54.61'
- H N27°48'21"E 85.19'
- J N54°46'44"E 67.70'
- K N71°25'36"E 77.40'
- L N87°37'11"E 60.83'
- M N87°52'56"E 41.12'
- N N69°43'34"E 28.47'
- P N46°58'30"E 64.25'
- Q N51°15'53"E 60.76'
- R N72°39'47"E 73.42'
- S S85°33'47"E 64.95'

- T S76°57'30"E 92.42'
- U S85°27'39"E 162.40'
- V N79°22'11"E 316.72'
- W S66°55'48"E 145.69'
- X S76°03'45"E 76.40'
- Y N85°32'48"E 116.54'
- Z S82°10'16"E 151.05'
- AA N88°40'23"E 70.73'
- BB S77°30'21"E 159.92'
- CC S89°43'34"E 152.62'
- DD S0°00'23"E 106.20'
- EE S0°00'23"E 311.17'

NOTE:  
LETTERS REFERENCE C  
OF EASEMENT  
PT. ② REPRESENTS THE  
BEGINNING OF THE NEW  
ACCESS & UTILITY EASEMENT.

NEW 30' ACCESS & UTILITY  
EASEMENT TO BENEFIT  
PARCEL NO. 1 & 2

SECTION CORNER COMMON TO  
SECTIONS 15, 16, 21 & 22  
BEARS S35°32'46"W 3856.11'

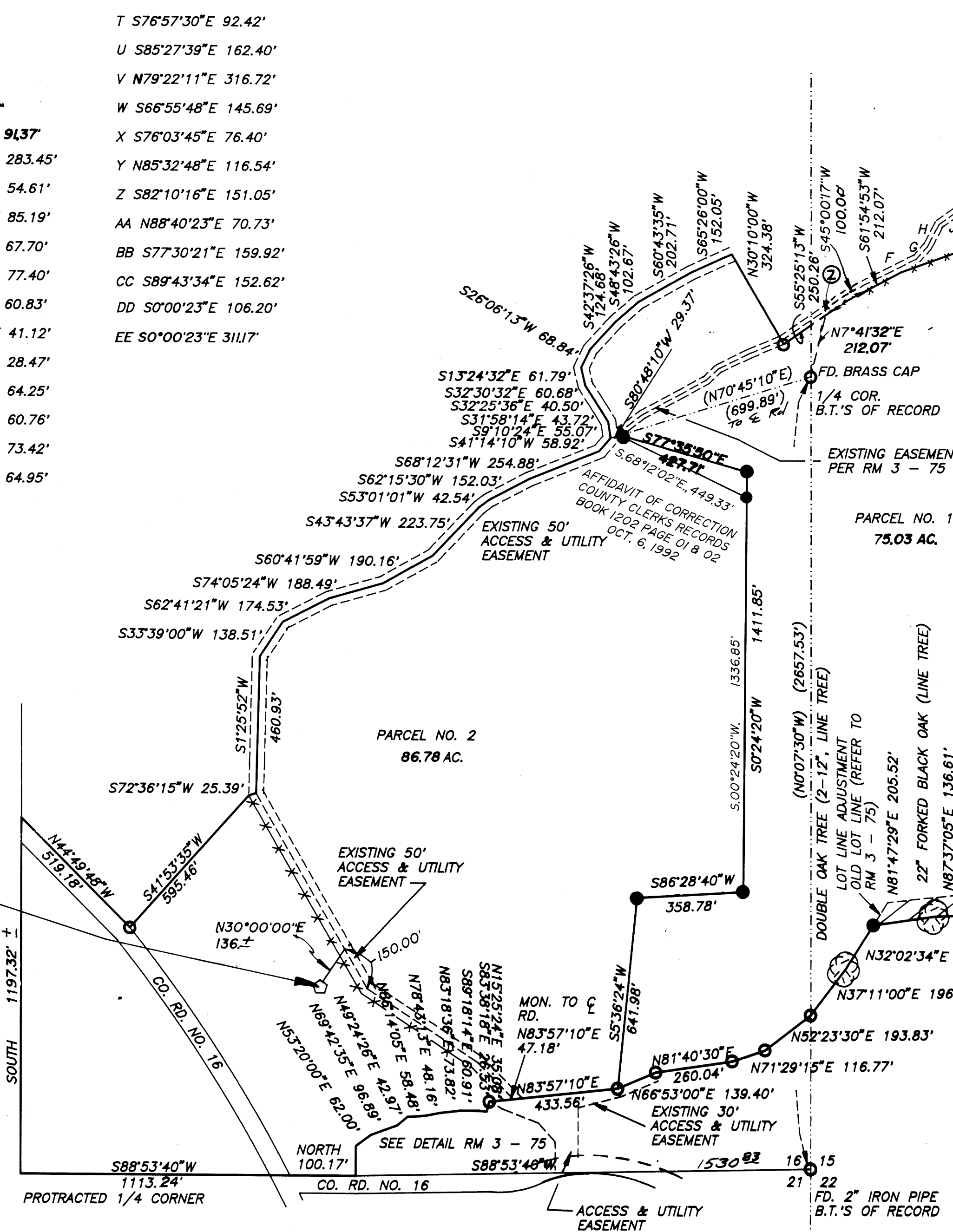
(W-2) WATER SOURCE No. 2  
FOR PARCEL No. 1-5GPM (4HR FLOW TEST)

JUL 16 1992

PARCEL NO. 1: IS THE EASTERLY PORTION  
OF PARCEL II, 1989 SURVEY  
SEE RM 3 - 75  
PARCEL NO. 2: IS THE REMAINING PORTION  
OF PARCEL II, 1989 SURVEY  
SEE RM 3 - 75

WATER RIGHTS:  
WATER RIGHTS ARE APPURTENANT.  
AS RECORDED IN VOL. 1, PAGE 190  
DOUGLAS COUNTY BOOK OF WATER RIGHT  
RECORDS.

WATER SOURCE "A"  
TO SERVE PARCEL 2 AND  
THE SOUTHERLY 80.4 ACRES  
( TO BE SURVEYED ) OF  
PARCEL I, DOUGLAS COUNTY  
SURVEYOR'S RM 3-75  
4GPM (4HR. FLOW TEST)



**LEGEND:**

- FD. 5/8" I.R. UNLESS OTHERWISE NOTED.
- SET 5/8" x 30" I.R. W/ CAP MARKED "i.e. ENGINEERING."
- ⊗ OAK TREE (DIA. AS NOTED)
- ⊕ WATER SOURCE SITE
- FENCE LINE

REGISTERED  
OREGON  
LAND SURVEYOR  
*[Signature]*  
DONALD J. PERIC  
839

PROPERTY LINE ADJUSTMENT & MAJOR LAND PARTITION  
IN THE WEST 1/2 OF SECTION 15, AND THE EAST 1/2 OF SECTION 16  
TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR :  
DONNA DANILLE PECKHAM  
6158 ROBERTS CR. ROAD  
ROSEBURG, OREGON

SURVEYED BY :  
i.e. ENGINEERING  
1205 S.E. COURT STREET  
ROSEBURG, OREGON 97470  
(503)673-0166

DATE: MAY, 1992	SCALE: 1" = 300'	C.N. 192 J.N. 021	PAGE 1 OF 2
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92-12836

192025P1

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT.

*[Signature]*  
DONALD A. BENTZ LS 839

JUL 16 1992 JP  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTION FOR DONNA DANILLE PECKHAM:

The following describes a 161.81 acre parcel, lying in the West 1/2 of Section 15 and the East 1/2 of Section 16, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and containing 2 lots, Lot 1 being 75.04 acres and Lot 2 being 88.54 acres. The perimeter of both is described as follows:

Beginning at a point on the South Line of Section 16, said point also being on the northerly right-of-way of Douglas County Road No. 16, said point bears S 88° 53' 40" W 1530.83 feet from the Section Corner common to Sections 15, 16, 21 and 22, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 100.17 to a point on the centerline of an existing creek; thence following the centerline of said creek the following: N 53° 20' 00" E 62.00 feet, N 69° 42' 35" E 96.89 feet, N 49° 24' 26" E 42.97 feet, N 86° 14' 05" E 58.48 feet, N 78° 43' 13" E 48.16 feet, N 83° 18' 36" E 73.82 feet, S 89° 18' 14" E 60.91 feet and S 83° 38' 18" E 26.53 feet; thence leaving said centerline the N 15° 25' 24" E 35.08 feet to a 5/8" iron rod; thence N 83° 57' 10" E 433.56 to a 5/8" iron rod; thence N 66° 53' 00" E 139.40 feet to a 5/8" iron rod; thence N 81° 40' 30" E 260.04 feet to a 5/8" iron rod; thence N 71° 29' 15" E 116.77 feet to a 5/8" iron rod; thence N 52° 23' 30" E 193.83 feet to a 5/8" iron rod; thence N 37° 11' 00" E 196.01 feet to a double Oak Tree (2 - 12" diameter); thence N 32° 02' 34" E 173.83 feet to a 5/8" iron rod; thence N 81° 47' 29" E 205.52 feet to a 22" forked Black Oak; thence N 87° 37' 05" E 136.61 feet to a double Oak Tree (9" & 12" diameter); thence S 88° 58' 31" E 119.96 feet to a 28" forked Oak tree; thence N 51° 40' 04" E 163.76 feet to a 5/8" iron rod; thence S 89° 59' 57" E 204.16 feet to a 5/8" iron rod; thence N 0° 40' 21" W 2307.14 feet to a 5/8" iron rod in an East / West fenceline; thence S 69° 09' 22" W 319.15 feet to a point in said fenceline; thence S 70° 11' 31" W 404.91 feet to a point in said fenceline; thence S 61° 54' 53" W 212.07 feet to a 22" diameter Douglas Fir stump; thence S 55° 25' 13" W 250.26 to a 5/8" iron rod; thence N 30° 10' 00" W 324.38 feet to the centerline of a 50 foot access easement; thence along said access easement the following: S 65° 26' 00" W 152.05 feet, S 60° 43' 35" W 202.71 feet, S 48° 43' 26" W 102.67 feet, S 42° 37' 26" W 124.68 feet, S 26° 06' 13" W 68.84 feet, S 13° 24' 32" E 61.79 feet, S 32° 30' 32" E 60.68 feet, S 32° 25' 36" E 40.50 feet, S 31° 58' 14" E 43.72 feet, S 9° 10' 24" E 55.07 feet, S 41° 14' 10" W 58.92 feet, S 68° 12' 31" W 254.88 feet, S 62° 15' 30" W 152.03 feet, S 53° 01' 01" W 42.54 feet, S 43° 43' 37" W 223.75 feet, S 60° 41' 59" W 190.16 feet, S 74° 05' 24" W 188.49 feet, S 62° 41' 21" W 174.53 feet, S 33° 39' 00" W 138.51 feet and S 1° 25' 52" W 460.93 feet; thence leaving said centerline S 72° 36' 15" W 25.39 feet to a point in a fenceline at the westerly side of said 50 foot access easement; thence S 41° 53' 35" W 595.46 feet to a 5/8" iron rod, said point being on the northerly right-of-way of Douglas County Road No. 16; thence along said right-of-way N 44° 49' 48" W 519.18 feet more or less to a point on the 1/4 Section Line of said Section 16; thence South 1197.32 feet, more or less, along said 1/4 Section Line to the 1/4 Corner common to Sections 16 and 21; thence N 88° 53' 40" E 1113.24 feet more or less along the Section Line common to Sections 16 and 21 to the point of beginning and containing 161.81 acres.

STATE OF OREGON  
COUNTY OF DOUGLAS

DEDICATION :

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 29<sup>th</sup> DAY OF May 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONNA DANILLE PECKHAM WHO BEING DULY SWORN DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONNA DANILLE PECKHAM IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREON.

*[Signature]*

*[Signature]*  
DONNA DANILLE PECKHAM

APPROVALS:

ZONE: FG - FF  
COMP PLAN: AGG - FFT  
FILE #: 91-183  
WATER: WELL  
SEWER: SEPTIC TANK

*[Signature]* DEPUTY 7-16-92  
DOUGLAS COUNTY SURVEYOR DATE

*[Signature]* 6/17/92  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

NARRATIVE:

PURPOSE: TO PARTITION PARCEL II OF A 1989 SURVEY INTO 2 LOTS, ONE LOT BEING 75.04 AC., THE REMAINING LOT BEING 88.54 AC.

PROCEDURE: PERIMETER OF PARCEL II BASED ON FOUND MONUMENTS OF SURVEY RM 3 - 75 FILED IN 1989. THE PARTITION WAS BASED ON AREA BEING NOT LESS THAN 75.00 ACRES.

FIELD CREW: M. HOLT, N. HIBBS USING A SOKKIA SET 4 TOTAL STATION.

OFFICE COMPS: M. CHAMPLAIN, D. BENTZ

CADD: M. CHAMPLAIN

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

1992 JUL 17 AM 11: 01

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

by *[Signature]* DEPUTY

FEE *[Signature]*

92-12836

FILED THIS 17<sup>th</sup> DAY OF July 1992  
GAY FIELDS, County Clerk  
COUNTY CLERK  
by Nancy R. Davenport, Deputy



				PROPERTY LINE ADJUSTMENT & MAJOR LAND PARTITION IN THE WEST 1/2 OF SECTION 15, AND THE EAST 1/2 OF SECTION 16 TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON							
SURVEYED FOR : DONNA DANILLE PECKHAM 6158 ROBERTS CR. ROAD ROSEBURG, OREGON		SURVEYED BY : i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166		DATE: MAY, 1992		SCALE: NONE		C.N. 192 J.N. 02		PAGE 2 of 2	

COUNTY SURVEYORS FILE DATA  
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