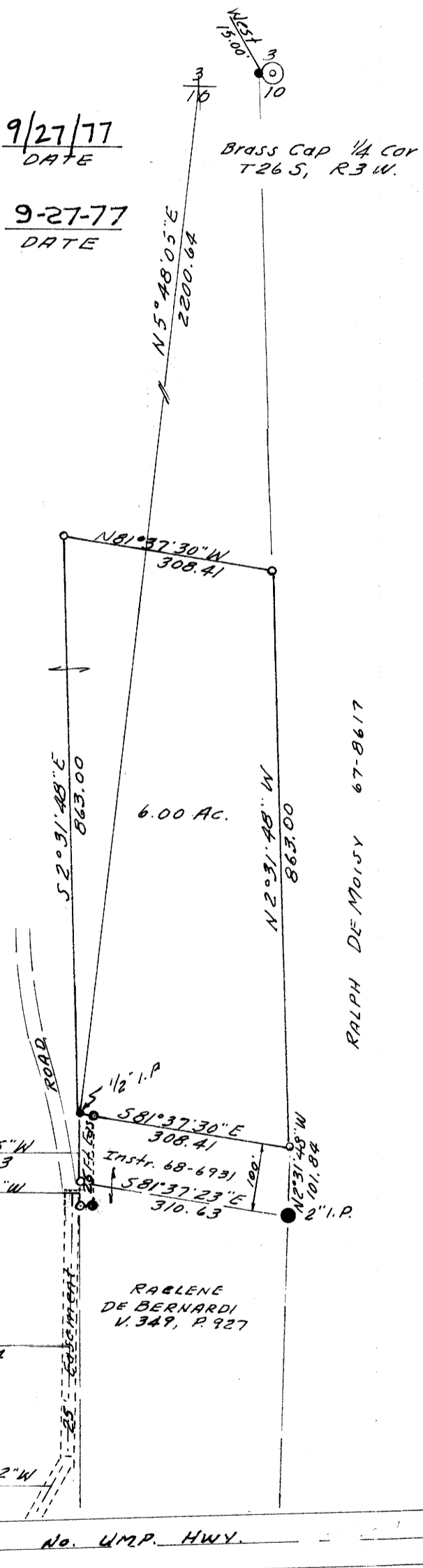


MINOR LAND PARTITION  
IN SEC. 10, T 26 S, R 3 W. W. M.  
DOUGLAS CO., ORE.  
SCALE 1" = 200'

AUG. 1977

APPROVALS

Keith L. Cubic 9/27/77  
PLANNING COMM. DATE  
Francis L. Ingram 9-27-77  
COUNTY SURVEYOR DATE



D B RANCH CO.  
65-12564

STATE OF OREGON ) SS.  
COUNTY OF DOUGLAS )  
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1977 SEP 28 PM 12 31

3/191  
BY Margel Seal  
DOUGLAS COUNTY CLERK  
No. 17-18541 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS

- Monuments found.
  - 5/8" iron rods set.
- Base bearing taken from east prop. line (N2°31'48"W) see M36-41A.  
Refs M36-41A & C.S. 51/297

PARTITIONER  
NAME - D.B. RANCH CO.  
ADDRESS - 1187 S.E. KANE ST.  
ROSEBURG, ORE.  
PHONE - 672-2528  
LEGAL OWNER OF RECORD  
NAME - Same  
ADDRESS -  
SEWER DISPOSAL - SEPTIC TANK \*\* (see below)  
WATER SUPPLY - WELL  
TOTAL NO. OF LOTS - 2

FILED  
RECEIVED MLL  
SEP 28 1977  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP PREPARED BY  
NAME - W.S. BARNES  
ADDRESS - P.O. BOX 36  
ROSEBURG, ORE  
PHONE - 673-3302



LEGAL DESCRIPTION

The following described property in Section 10, T 26 S, R 3 W, W. M., Douglas County, Oregon:

BEGINNING at a 1/2 inch iron pipe at the northwest corner of the Raelene DeBernardi property as described in Instr. No. 68-6931 of Douglas County Records and from which the 1/4 corner between Sections 3 and 10, T 26 S, R 3 W, W. M. bears N 5°48'05" E 2200.64 feet, thence S 81°37'30" E along the northerly line of said DeBernardi property 308.41 feet to a 5/8 inch iron rod at the northeast corner of said DeBernardi property, said point being on the easterly line of the Ralph and Estelle Demoisie property as described in Instr. No. 67-8617 of Douglas County Records, thence N 2°31'48" W along the westerly line of said Demoisie property 863.00 feet to a 5/8" iron rod, thence N 81°37'30" W 308.41 feet to a 5/8" iron rod, thence S 2°31'48" E 863.00 feet to the point of beginning, containing 6.00 acres, more or less.

TOGETHER WITH:

(1) A R/W easement across D R Ranch Co. property, as described in Instr. No. 65-12564 of Doug. Co. Records, lying 12.5 feet either side of the following described centerline:

BEGINNING at a point in an existing roadway from which the 1/4 corner between Sections 3 and 10, T 26 S, R 3 W bears N 5°44'56" E 2313.8 feet, thence S 0°01' E 398.4 feet, thence S 28°26'42" W 106 feet, more or less to a point on the northerly R/W line of the North Umpqua Highway; all in Section 10, T 26 S, R 3 W, W. M.

(2) A R/W easement 25 feet wide being adjacent to and parallel to the westerly lines of the Raelene DeBernardi property as described in Instr. No. 68-6931 and Vol. 349 Pg. 927 of Douglas County Records, beginning at the northwest corner of the most northerly of said DeBernardi properties and extending southerly a distance of 137 feet; all in Section 10, T 26 S, R 3 W, W. M.

\*\*THIS 6 acre parcel does not have sub-surface site approval.

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