

JUNIOR LAND PARTITION

LAWRENCE W. & NANCY MICHAELS

of Beals Creek Ranch, Days Creek, Oregon.
825-3560
water supply - wells sewage disposal - septic

Sec. 21, T. 30 S., R. 4 W., W.M.

Keith L. Cubie 7/6/78
Douglas County Planning Dept. Date

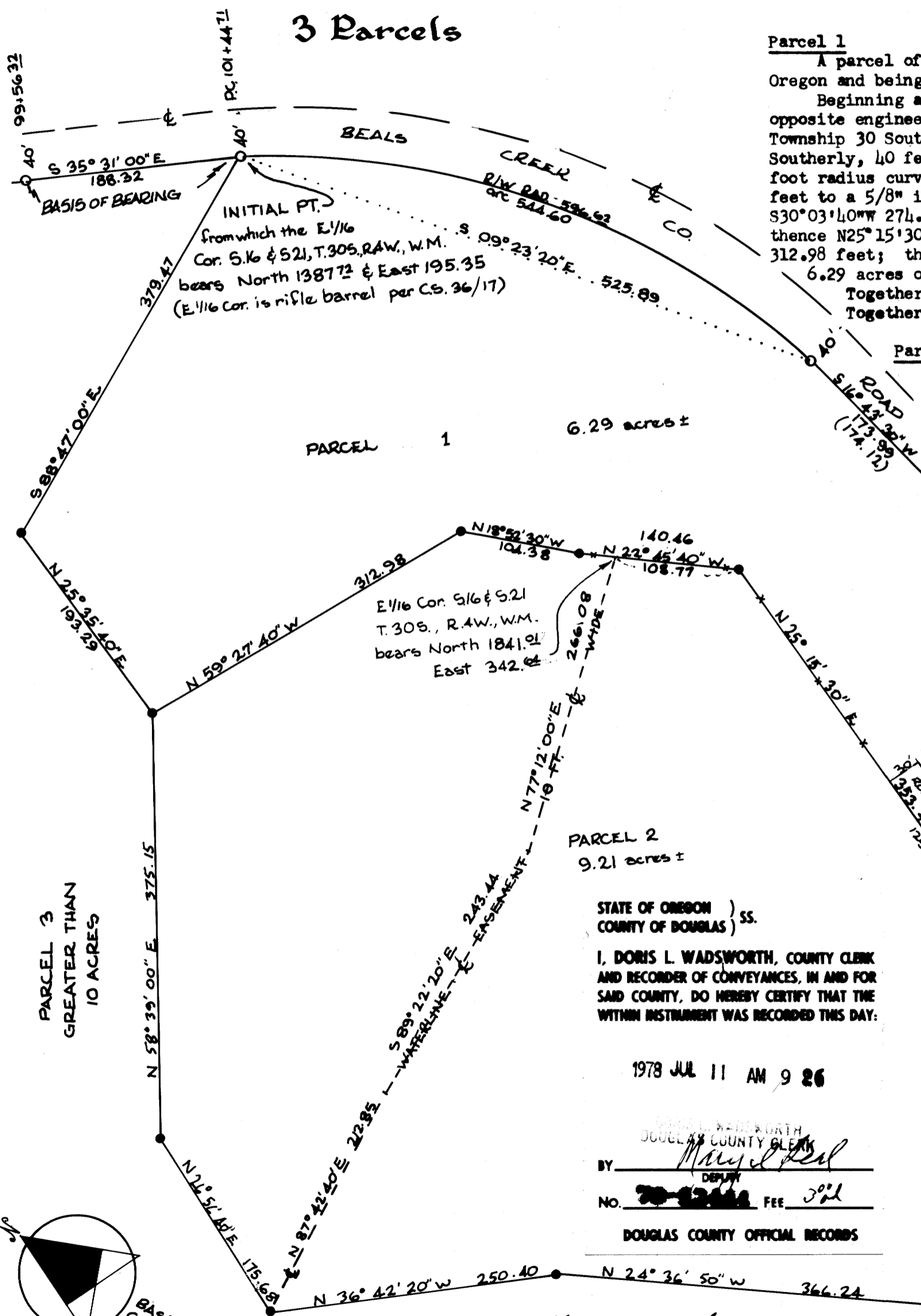
REGISTERED
PROFESSIONAL
LAND SURVEYOR

FILED
RECEIVED JHM
JUL 11 1978
VEVCA

Gene J. Knight DEPUTY 7-10-78
Douglas County Surveyor Date

Romano E. Ware
OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



Parcel 1
A parcel of land situated in Section 21, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:
Beginning at a 3/4" iron rod on the Westerly right-of-way line of Beals Creek County Road No. 94, 40 feet from and opposite engineer's centerline station P.C. 101+44.71 and from which the East 1/16th Corner of Section 16 and Section 21, Township 30 South, Range 4 West, Willamette Meridian bears North 1387.72 feet and East 195.35 feet; thence running Southerly, 40 feet from centerline, along the Westerly right-of-way line of the said County Road along the arc of a 596.62 foot radius curve to the right (the long chord of which bears S09° 23' 20" E 525.89 feet) 544.60 feet, S16° 43' 30" W 173.99 feet to a 5/8" iron rod, along the arc of a 596.62 foot radius curve to the right (the long chord of which bears S30° 03' 40" W 274.80 feet) 277.29 feet; thence leaving the right-of-way of the said County Road N71° 59' 20" W 162.00 feet; thence N25° 15' 30" E 353.42 feet; thence N22° 45' 40" W 140.46 feet; thence N18° 52' 30" W 104.38 feet; thence N59° 27' 40" W 312.98 feet; thence N25° 35' 40" E 193.29 feet; thence S88° 47' 00" E 379.47 feet to the point of beginning and containing 6.29 acres of land, more or less.
Together with and subject to a road easement described below.
Together with a waterline easement described below.

Parcel 2
A parcel of land situated in Section 21, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:
Beginning at a 5/8" iron rod from which the East 1/16 Corner of Section 16 and Section 21, Township 30 South, Range 4 West, Willamette Meridian bears N25° 35' 40" E 193.29 feet, S88° 47' 00" E 379.47 feet, North 1387.72 feet and East 195.35 feet; thence running S59° 27' 40" E 312.98 feet; thence S18° 52' 30" E 104.38 feet; thence S22° 45' 40" E 140.46 feet; thence S25° 15' 30" W 353.42 feet; thence S69° 19' 10" W 138.04 feet; thence S03° 29' W 25.00 feet; thence S58° 55' 50" W 203.16 feet; thence N24° 36' 50" W 366.24 feet; thence N36° 42' 20" W 250.40 feet; thence N26° 56' 40" E 175.68 feet; thence N58° 39' 00" E 375.15 feet to the point of beginning and containing 9.21 acres of land, more or less.
Together with a road easement as described below.
Subject to a waterline easement as described below.

Parcel 3
That property described in Instrument No. 71-5850 in the Deed Records of Douglas County, Oregon, excepting the above described parcels 1 and 2.
Subject to a road easement as described below.

ROAD EASEMENT - Beginning at a 5/8" iron rod at the most Southerly Corner of Parcel 1; thence running Southerly along the Westerly right-of-way line of Beals Creek County Road S48° 53' 20" W 105.40 feet to a 3/4" iron rod, S43° 21' 50" W 74.37 feet, along the arc of a 408.10 foot radius curve to the left (the long chord of which bears S23° 31' 30" W 276.54 feet) 282.12 feet to a point on the Westerly right-of-way line and 50 feet from the centerline of Beals Creek County Road No. 94; thence leaving the right-of-way line of said County Road N86° 31' 20" W 35.21 feet; thence N0° 00' 40" E 165.30 feet; thence N39° 38' 10" E 161.01 feet; thence N71° 54' 00" W 118.85 feet; thence N03° 29' E 50.00 feet; thence N69° 19' 10" E 138.04 feet to a 5/8" iron rod; thence N25° 15' 30" E 125.00 feet; thence S61° 44' 30" E 30.00 feet; thence S25° 15' 30" W 121.22 feet; thence S71° 59' 20" E 131.76 feet to the point of beginning.

WATERLINE EASEMENT - A waterline easement 10 feet wide, 5 feet on each side of a centerline described as follows:
Beginning at a point from which the East 1/16 Corner of Section 16 and Section 21 of Township 30 South, Range 4 West, Willamette Meridian bears North 1841.01 feet and East 342.64 feet; thence running S77° 12' 00" W 266.08 feet; thence N89° 22' 20" W 243.44 feet; thence S87° 42' 40" W 212.85 feet to a 5/8" iron rod at the point of termination.

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
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.

1978 JUL 11 AM 9 26

BY [Signature]
DEPUTY
NO. 70-6244 FEE 5.00
DOUGLAS COUNTY OFFICIAL RECORDS

B.H.W. ENGINEERING & SURVEYING INC.
1205 S.E. COURT, ROSEBURG, ORE. 673-0165

LEGEND
● Set 5/8" iron rod
○ Found 3/4" iron rod R/W pin
⊗ Location of R/W point of tangency
3/4" iron rod found disturbed by slides

FILE M 71-78