

TWINOR LAND PARTITION

of land described in BK.409 P.400
Douglas County Deed Records
Sec.20, T.27S., R.5W., W.M.
in the City of Roseburg, Oregon.

ED. BIGLEY
owner and partitioner
3133 N.E. Douglas, Roseburg.

April 13, 1978

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 MAY 19 AM 10 13

BY Maryland [Signature]
DEPUTY
No. 78-19774 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

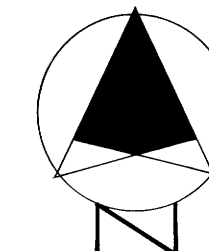
FILED
RECEIVED [Signature]

MAY 23 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LEGEND

- SET 5/8" IRON ROD
- FOUND 1/2" IRON PIPE PER DEED BK.409 P.400
- FOUND 3/4" IRON ROD
- FOUND 5/8" IRON ROD PER C.S. 42/113
- FOUND 1/2" IRON ROD PER C.S. 42/113
- FOUND OAK POST PER DEED BK.409 P.400
- RECORD COURSE PER DEED BK.409 P.400
- RECORD COURSE PER C.S. 42/113
- ⊗ LINE MONUMENT PER DEED BK.409 P.400
- ⊗ NOT FOUND
- { } DISTANCE FROM C.K. TO LINE MONUMENT



SCALE 1" = 50'

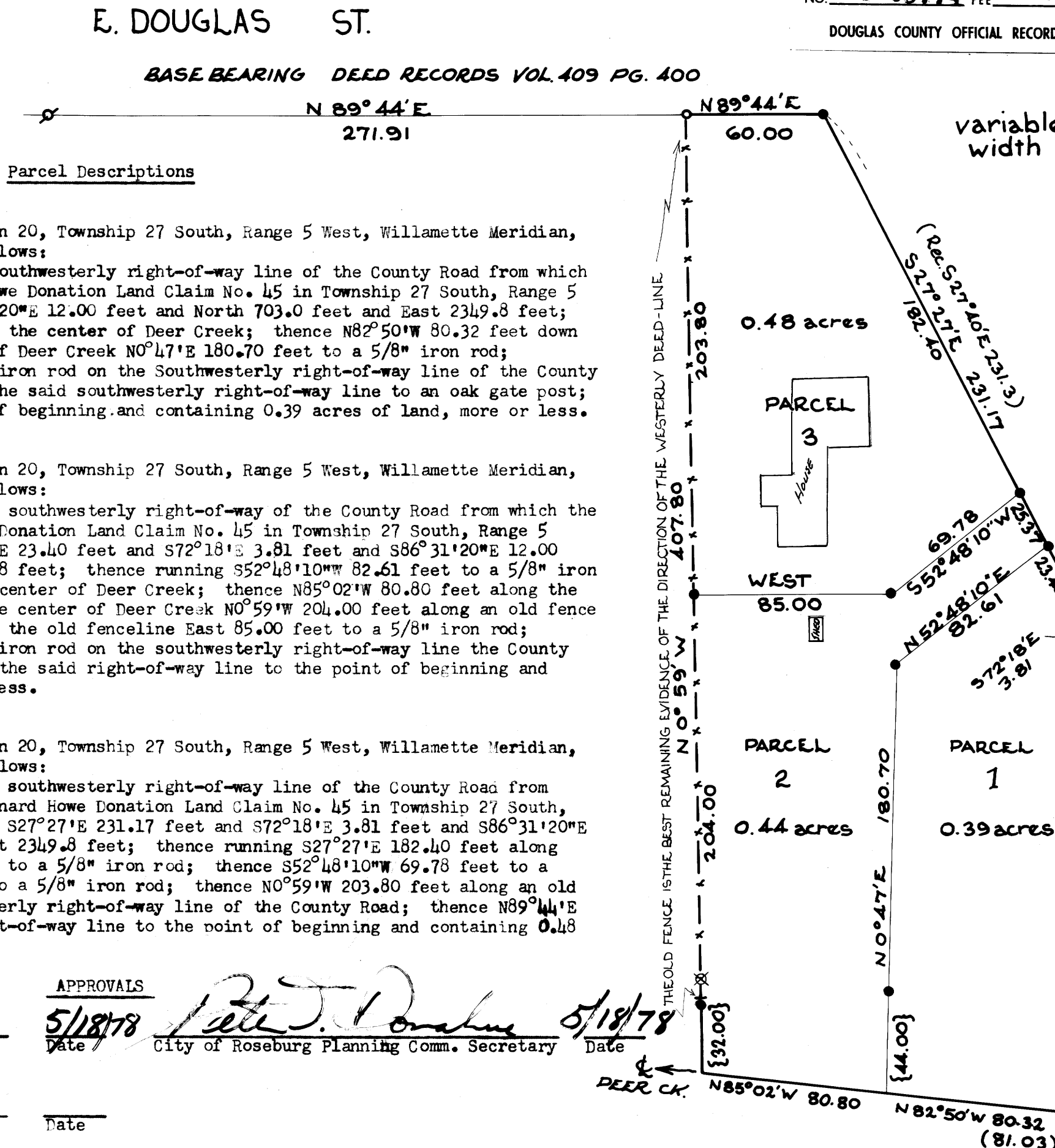
BEGINNING PT.
OF DEED (INTERIOR "L" CORNER OF
L. HOWE D.L.C. #45, T.27S., R.5W., W.M.
BEARS NORTH 703.0 FEET AND
EAST 2349.8 FEET)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roman E. Ware

OREGON
1973
ROMAN E. WARE
3303

SW. COR. L. HOWE D.L.C. #45
T.27S., R.5W., W.M.
PER C.S. 42/113



Parcel Descriptions

Parcel 1

A parcel of land situated in Section 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, described as follows:
Beginning at a 1/2" iron rod on the Southwesterly right-of-way line of the County Road from which the interior "L" Corner of the Leonard Howe Donation Land Claim No. 45 in Township 27 South, Range 5 West, Willamette Meridian, bears S86°31'20"E 12.00 feet and North 703.0 feet and East 2349.8 feet; thence running S0°47'13"W 218.75 feet to the center of Deer Creek; thence N82°50'W 80.32 feet down Deer Creek; thence leaving the center of Deer Creek N0°47'E 180.70 feet to a 5/8" iron rod; thence N52°48'10"E 82.61 feet to a 5/8" iron rod on the Southwesterly right-of-way line of the County Road; thence S27°27'E 23.40 feet along the said southwesterly right-of-way line to an oak gate post; thence S72°18'E 3.81 feet to the point of beginning and containing 0.39 acres of land, more or less.

Parcel 2

A parcel of land situated in Section 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, described as follows:
Beginning at a 5/8" iron rod on the southwesterly right-of-way of the County Road from which the interior "L" Corner of the Leonard Howe Donation Land Claim No. 45 in Township 27 South, Range 5 West, Willamette Meridian, bears S27°27'E 23.40 feet and S72°18'E 3.81 feet and S86°31'20"E 12.00 feet and North 703.0 feet and East 2349.8 feet; thence running S52°48'10"W 82.61 feet to a 5/8" iron rod; thence S0°47'W 180.70 feet to the center of Deer Creek; thence N85°02'W 80.80 feet along the center of Deer Creek; thence leaving the center of Deer Creek N0°59'W 204.00 feet along an old fence line to a 5/8" iron rod; thence leaving the old fenceline East 85.00 feet to a 5/8" iron rod; thence N52°48'10"E 69.78 feet to a 5/8" iron rod on the southwesterly right-of-way line the County Road; thence S27°27'E 25.37 feet along the said right-of-way line to the point of beginning and containing 0.44 acres of land, more or less.

Parcel 3

A parcel of land situated in Section 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, described as follows:
Beginning at a 5/8" iron rod on the southwesterly right-of-way line of the County Road from which the interior "L" Corner of the Leonard Howe Donation Land Claim No. 45 in Township 27 South, Range 5 West, Willamette Meridian, bears S27°27'E 231.17 feet and S72°18'E 3.81 feet and S86°31'20"E 12.00 feet and North 703.00 feet and East 2349.8 feet; thence running S27°27'E 182.40 feet along the said southwesterly right-of-way line to a 5/8" iron rod; thence S52°48'10"W 69.78 feet to a 5/8" iron rod; thence West 85.00 feet to a 5/8" iron rod; thence N0°59'W 203.80 feet along an old fenceline to a 1/2" iron pipe on the southerly right-of-way line of the County Road; thence N89°44'E 60.00 feet along the said southerly right-of-way line to the point of beginning and containing 0.48 acres of land, more or less.

APPROVALS

Lois L. Allen
City of Roseburg Planning Comm. Chairman

5/18/78
Date

Pete J. Donahue
City of Roseburg Planning Comm. Secretary

5/18/78
Date

[Signature]
City of Roseburg Public Works Dept.

Date

B.H.W. ENGINEERING & SURVEYING INC.

1205 SE. COURT, ROSEBURG.
673-0165

MAP FILE M.27-1-9