

# A MINOR LAND PARTITION

IN SECTION 25, T26S, R6W, W.M. COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

FOR: LEONARD LANGLEY  
ROUTE 3 BOX 3228-G  
ROSEBURG, ORE. 97470

BY: BHW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, ORE. 97470 FILED 1

RECEIVED 88

APR 18 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

EXHIBIT A:

PARCEL 1

A portion of that property described in Instrument No. 98053 in the Deed Records of Douglas County, Oregon and lying in Section 25, Township 26 South, Range 6 West, Willamette Meridian, said parcel is more particularly described as follows:

Beginning at a 5/8" iron rod in the most westerly corner of the above said property described in Instrument No. 98053 from which point the East 1/4 corner of said Section 25 bears South 750.26 feet and East 1635.19 feet; thence along the southerly line of County Road No. 115-B N 37°50' E 76.25 feet to a 5/8" iron rod; thence S 35°35'55" E 102.63 feet to a 5/8" iron rod; thence S 37°50' W 76.25 feet to a 5/8" iron rod in the westerly line of the above said property described in Instrument No. 98053; thence along said westerly line N 35°35'55" W 102.63 feet to the point of beginning and containing 0.17 acres of land, more or less.

The above described Parcel 1 is subject to an easement more particularly described in Exhibit B.

PARCEL 2

A portion of that property described in Instrument No. 98053 in the Deed Records of Douglas County, Oregon and lying in Section 25, Township 26 South, Range 6 West, Willamette Meridian, said parcel is more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly line of County Road No. 115-B from which point the East 1/4 corner of said Section 25 bears South 810.48 feet and East 1588.42 feet; thence along said Southerly line N 37°50' E 40.30 feet and along the arc of a 686.20 foot radius curve to the right (the long chord of which bears N 39°24'35" E 37.76 feet) 37.77 feet to the most Northerly corner of that property described in the above said Instrument No. 98053; thence along the Easterly line of that said property described in Instrument No. 98053 S 35°38'43" E 109.07 feet to a 5/8" iron rod; thence S 52°44' W 75.22 feet to a 5/8" iron rod; thence N 35°35'55" W 90.00 feet to the point of beginning and containing 0.17 acres of land, more or less.

The above described Parcel 2 is subject to an easement more particularly described in Exhibit B.

PARCEL 3

A portion of that property described in Instrument No. 98053 in the Deed Records of Douglas County, Oregon and lying in Section 25, Township 26 South, Range 6 West, Willamette Meridian, said parcel is more particularly described as follows:

Beginning at a 3/4" iron pipe at the most Easterly corner of the above said property described in Instrument No. 98053 from which point the East 1/4 corner of said Section 25 bears South 724.6 feet and East 1434.4 feet; thence along the Southerly line of the above said property described in Instrument No. 98053 S 54°52'10" W 24.00 feet and S 53°33'10" W 124.35 feet to the most Southerly corner thereof; thence along the Westerly line of the above said property described in Instrument No. 98053 N 35°35'55" W 36.76 feet to a 5/8" iron rod; thence N 37°50' E 76.25 feet to a 5/8" iron rod; thence N 35°35'55" W 12.63 feet to a 5/8" iron rod; thence N 52°44' E 75.22 feet to a 5/8" iron rod in the Easterly line of the above said property described in Instrument No. 98053; thence along said Easterly line S 35°38'43" E 71.68 feet to the point of beginning and containing 0.20 acres of land, more or less.

Included with the above described Parcel 3 is an easement more particularly described in Exhibit B.

EXHIBIT B:

An easement, 25 feet in width, being across a portion of that property described in Instrument No. 98053 in the Deed Records of Douglas County, Oregon, the perimeter of said easement being more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly line of County Road No. 115-B from which point the East 1/4 corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian bears South 810.48 feet and East 1588.42 feet; thence along said Southerly line N 37°50' E 10.35 feet; thence S 37°00' E 92.62 feet; thence S 52°44' W 12.19 feet; thence S 35°35'55" E 12.63 feet; thence S 37°50' W 12.95 feet; thence N 37°00' W 101.92 feet to the above said Southerly line; thence N 37°50' E 15.55 feet to the point of beginning.

NOTE:

Monuments set represent the description recorded as per Deed Instrument No. 98053 in the Deed Records of Douglas County, Oregon.

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:

APR 18 11 53

BY: *Mary Beth*  
DEPUTY  
NO. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS  
79-06255

FD. BOLT

FD. 3/4" IRON PIPE  
FD. 5/8" IRON ROD  
FD. 1" BOLT

EAST 1434.4'  
E 1/4 CORNER SECTION 25 as per Vol. 172, Pg. 410 Douglas Co., Deed Records.

WATER: CITY OF ROSEBURG  
SEWER: NORTH UMPQUA SANITARY DISTRICT

SCALE: 1" = 50'  
APRIL 1979

LEGEND

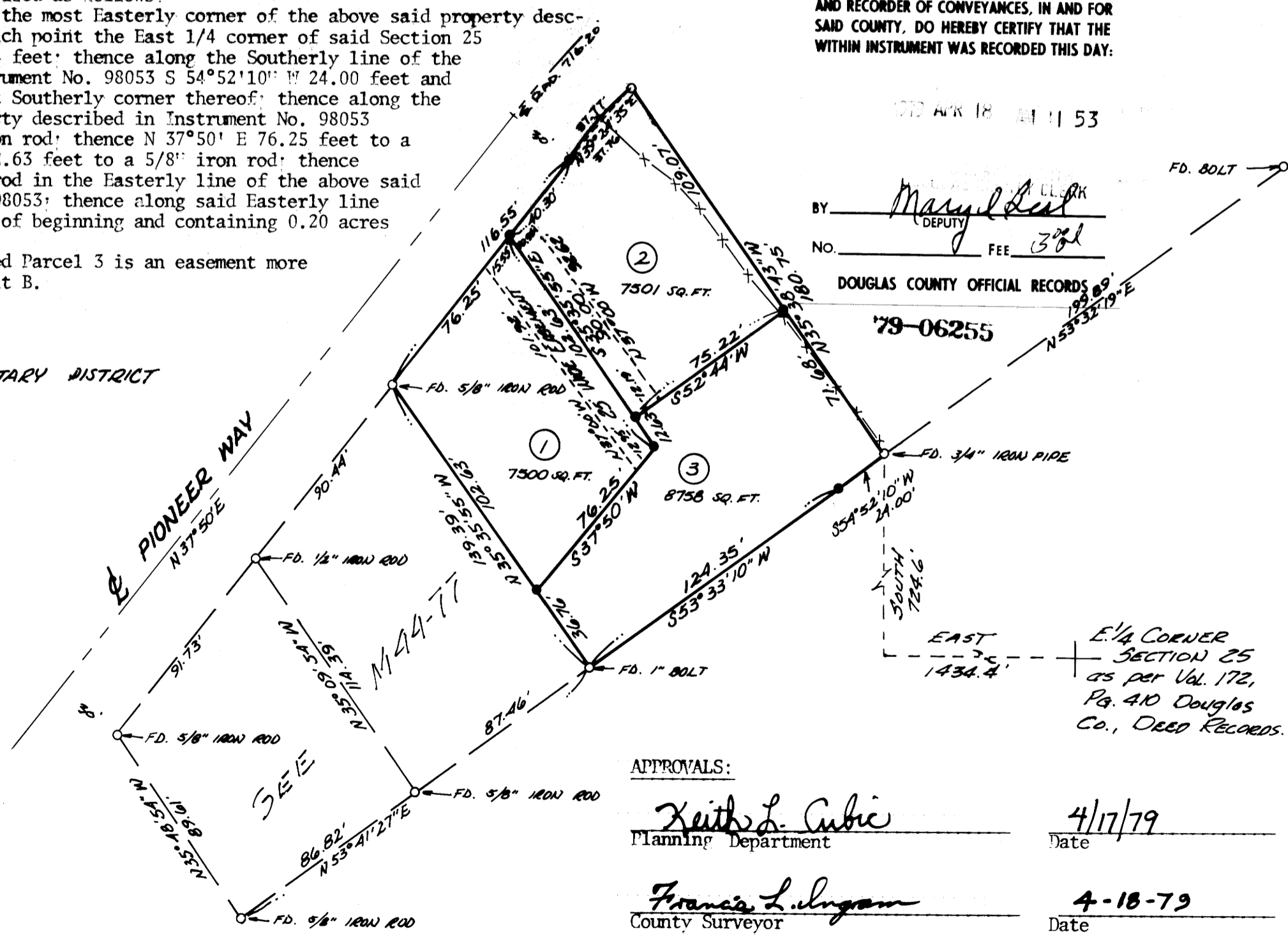
- - SET 5/8" IRON ROD
- - FOUND MONUMENT

BASE BEARING PER M44-77

REGISTERED PROFESSIONAL LAND SURVEYOR

*Romanso E. Ware*

OREGON NOV. 16, 1973 ROMANSO E. WARE 1005



APPROVALS:

*Keith L. Cubic*  
Planning Department

4/17/79  
Date

*Francis L. Ingram*  
County Surveyor

4-18-79  
Date

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