

MAJOR LAND PARTITIONING COUNTY SURVEYORS FILE DATA
IN SEC. 16 T24S R5W WM
SCALE 1"=100' MARCH 1979

DO NOT REMOVE FROM OFFICE

Bl 5 Pg 49
 RECORDED
 MAY 14 1979

PARTITIONER & LEGAL OWNER:
 WINSTON SMITH
 1490 N. W. EL DORADO
 ROSEBURG, OREGON 97470
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE

NUMBER OF LOTS: 1
 WATER: WELL
 SEWAGE: SUB-SURFACE
 MAP PREPARED BY: BAUGHMAN TECHNICAL SERVICE, INC.
 P. O. BOX 222
 ROSEBURG, OREGON 97470
 673-0966

- LEGEND**
- o Set 1/2" I.R.
 - Fd. 5/8" I.R.
 - ⊙ Fd. brass cap

*** THIS MAJOR LAND PARTITION IS APPROVED SOLELY TO ACCOMMODATE A MORTGAGE SECURITY, CONSTRUCTION LOAN, OR OTHER SECURITY AGREEMENT. THE EFFECTIVE DIVISION OF THE PROPERTY WILL OCCUR ONLY IN THE EVENT OF FORECLOSURE BY THE LENDER OR ITS SUCCESSOR. OTHERWISE, ANY DIVISION MUST BE APPROVED BY THE COUNTY UNDER THE THEN EXISTING PARTITIONING PROCEDURE.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 14, 1961
 GLENN S. BAUGHMAN
 536

DESCRIPTION:

PARCEL 1

Beginning at a 1/2" iron rod from which the Northeast corner of Section 16, T. 24 S., R. 5 W.W.M., bears N 35° 10' 53" E. 3940.21 feet; thence S. 2° 47' 40" E. 200.00 feet to a 1/2" iron rod; thence S. 87° 12' 20" W. 175.00 feet to a 1/2" iron rod; thence S. 2° 47' 40" E. 200.00 feet to a 1/2" iron rod; thence S. 87° 12' 20" W. 125.00 feet to a 1/2" iron rod; thence N. 2° 47' 40" W. 400.00 feet to a 1/2" iron rod; thence N. 87° 12' 20" E. 300.00 feet to the Point of Beginning, situated in Section 16, T. 24 S., R. 5 W.W.M., containing 1.95 acres, more or less:

TOGETHER WITH a 35 foot roadway Easement being 17.5 feet on each side of the following Easement described center line:

Beginning at a point on the Westerly Right Of Way Line of the Goodrich Highway, from which the Northeast corner of Section 16, T. 24 S., R. 5 W.W.M. bears N. 27° 26' 06" E. 4380.44 feet; thence N. 82° 00' W. 175.50 feet and N. 61° 00' W. 160.50 feet and N. 45° 00' W. 75.00 feet and N. 1° 00' E. 75.00 feet and N. 16° 00' E. 244.00 feet and end of said described easement, situated in Section 16 of said Township and Range.

APPROVALS:

Keith L. Cubic
 Planning Commission

5/14/79
 Date

Francis L. Ingram
 Douglas County Surveyor

5-14-79
 Date

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss.

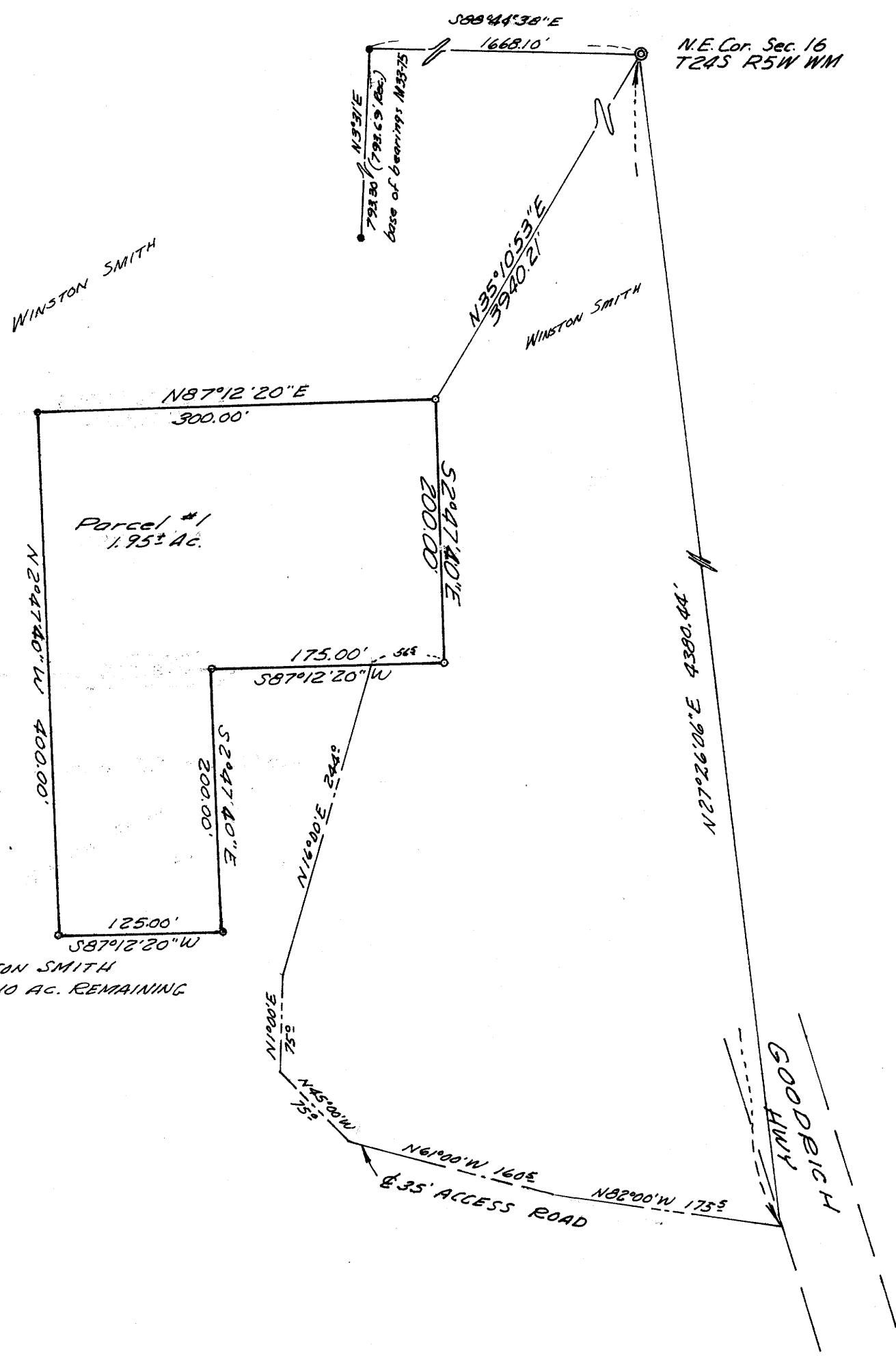
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

MAY 14 1979

BY *Mary [Signature]*
 DEPUTY
 No. _____ FEE *3.00*

DOUGLAS COUNTY OFFICIAL RECORDS

79-07814



WINSTON SMITH
 OVER 10 AC. REMAINING

GOODRICH
 HWY

35' ACCESS ROAD