MAP FILE M80-30

A MINOR LAND PARTITION
in Sections 11 & 12, T27S, R6W, W.M.

FILED BS
RECEIVED JHH
OCT 15 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

For: Gordon Avery
Windmill Complex
Roseburg, Ore. 97470

By: BHW Engineering & Surveying
1205 S. E. Court
Roseburg, Ore. 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Romanso E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

DESCRIPTIONS:

PARCEL NO. 1

A parcel of land being a portion of that property described in Volume 638, Page 978 in the Deed Records of Douglas County, Oregon and lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a ~~5/8" iron rod set~~ POINT in the Southeasterly line of Stewart Parkway County Road No. 308 from which point the Northwest corner of the Isaac Jones Donation Land Claim No. 65 bears S 30°09' 37" W 2089.82 feet; thence along said Southeasterly line N 45°49'36" E 229.31 feet to a 5/8" iron rod; thence S 44°11'28" E 637.58 feet to the Northerly line of that property described in Instrument No. 74-7577 in the above said Deed Records of Douglas County, Oregon; thence along said Northerly line S 89°37'34" W 104.60 feet to a 5/8" iron rod and S 53°42'38" W 155.31 feet to a 5/8" iron rod; thence N 44°11'28" W 543.88 feet to the point of beginning and containing 3.000 acres of land, more or less.

PARCEL NO. 2

A parcel of land being a portion of that property described in Volume 638, Page 978 in the Deed Records of Douglas County, Oregon lying Easterly of the above described Parcel 1, containing 19 acres of land, more or less, and lying in Sections 11 and 12, Township 27 South, Range 6 West, Willamette Meridian.

ACCESS EASEMENT

An easement, 50 feet in width, the Northerly line of which is more particularly described as beginning at a 5/8" iron rod at the most northerly corner of the above described Parcel 1; thence running N 45°49'36" E 220.00 feet to a point and there terminating. Easement shown is for the purpose of granting access to Parcel 1, over and across Parcel 2, from access point granted by Douglas County.

APPROVALS: CITY OF ROSEBURG

Lois L. Allen — Planning Commission - President — Date 10-10-79

Peter D. Donahue — Planning Commission - Secretary — Date 10-10-79

Sidney E. Bowker — Department of Public Works — Date 10-10-79

Francis L. Ingram — Douglas County Surveyor — Date 10-15-79

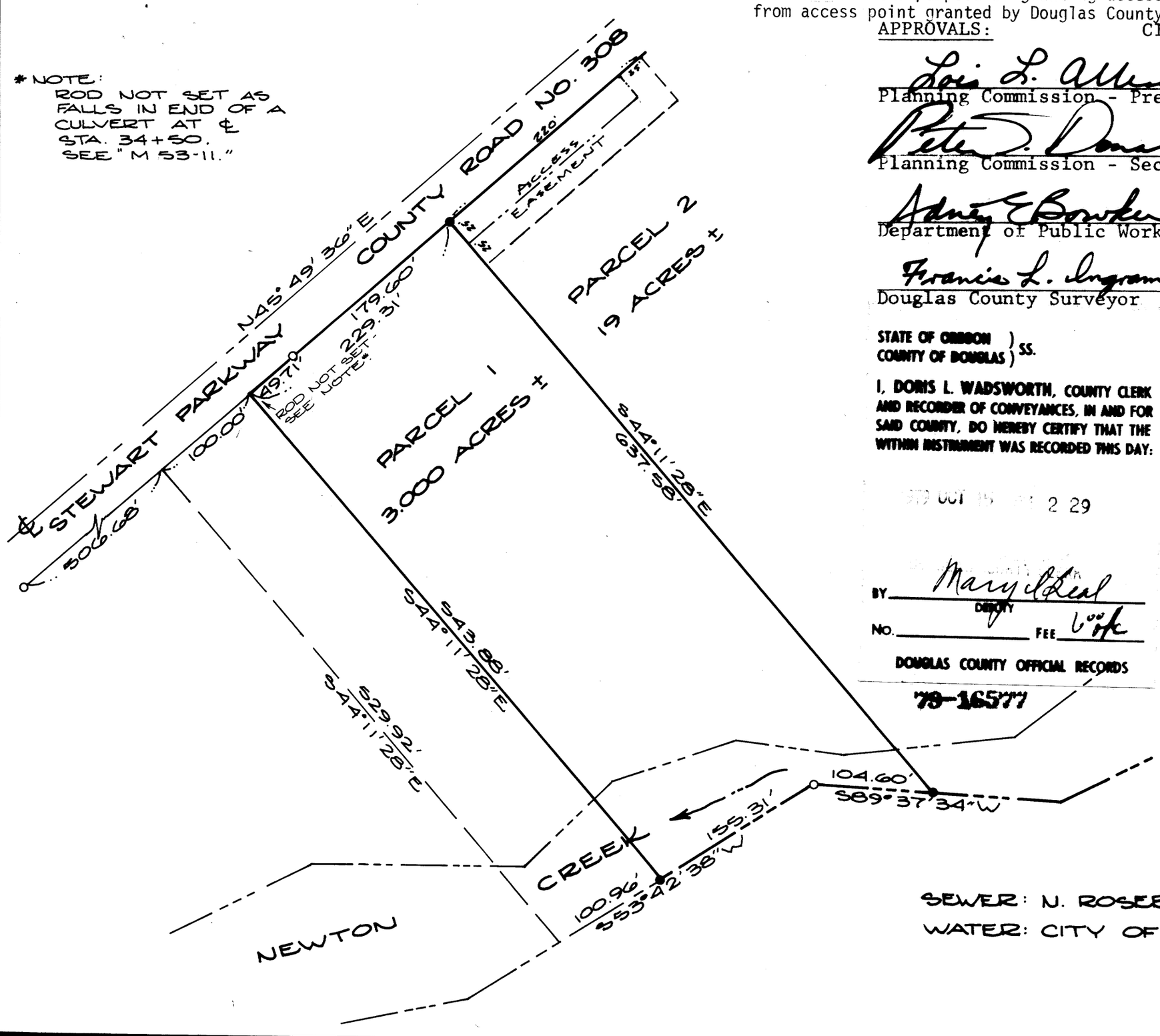
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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:

79 OCT 15 2 29

BY Mary L. Real DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS
79-16577



SCALE: 1" = 100'
OCTOBER 1979

BASE BEARING PER M 65-75

LEGEND
● - SET 5/8" IRON ROD
O - FD. 5/8" IRON ROD

SEWER: N. ROSEBURG SANITARY DISTRICT
WATER: CITY OF ROSEBURG

BS 3-BS 13

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