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FEB 20 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

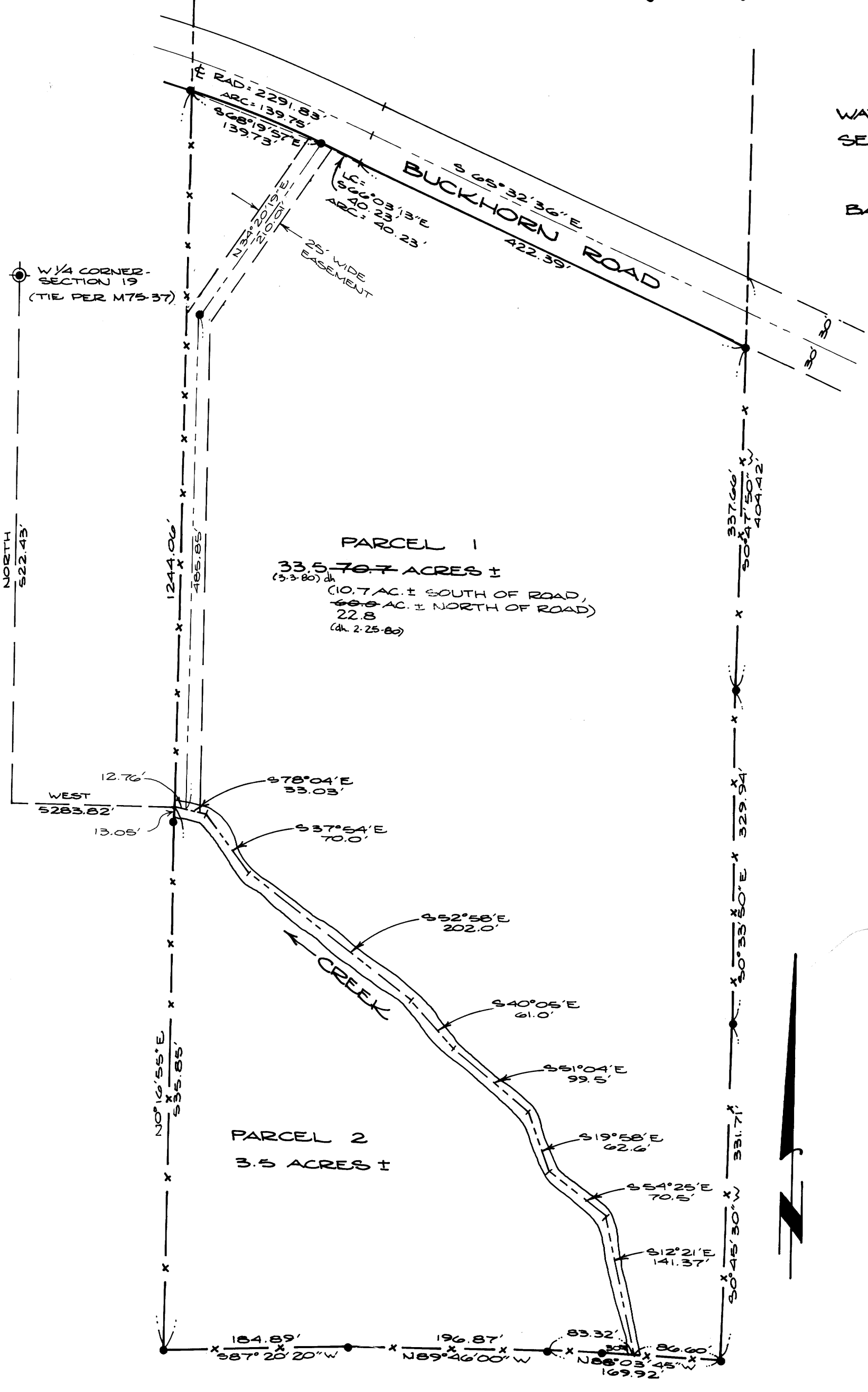
A LAND PARTITION

lying in W 1/2, Section 20, T27S, R4W, W.M.

PARTITIONER & OWNER:
William S. Vian
5213 Buckhorn Rd.
Roseburg, Oregon

SURVEYOR:
BHW Engineering & Surveying
1205 S.E. Court
Roseburg, Oregon

SCALE: 1" = 100'
FEBRUARY 1980



WATER: DIXONVILLE WATER DISTRICT
SEWER: SEPTIC TANK

BASE BEARING PER M 75-37

LEGEND:

- - SET 5/8" IRON ROD
- ⊙ - FD. BRASS CAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

BHW ENGINEERING & SURVEYING, INC.
1205 S.E. Court St.
Roseburg, Oregon 97470

OLD FENCELINES USED AS PERIMETER FOR THIS SURVEY DUE TO LACK OF MONUMENTATION. AGREEMENT LINES SHOULD BE WRITTEN WITH ADJACENT OWNERS TO AVOID CONFLICTS WITH DEEDS.

☒ OF BUCKHORN ROAD ESTABLISHED BY A RECENT "L" LINE ESTABLISHED BY DOUGLAS COUNTY PUBLIC WORKS SURVEY CREWS.

Handwritten notes: Bk. 6 - Pg. 304

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DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian and being a portion of that property described in Volume 333, Page 298 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a point in a fenceline at the centerline of a creek, from which point the West 1/4 corner of Section 19, Township 27 South, Range 4 West, Willamette Meridian bears West 5283.82 feet and North 522.43 feet; thence along said fenceline ~~and the East line of that property described in Instrument No. 79-15556 in the Deed Records of Douglas County, Oregon~~ N 0°16'55" E 708.21 feet to a 5/8" iron rod in the southerly right-of-way line of Buckhorn Road; thence along said southerly right-of-way line along the arc of a 2261.83 foot radius curve to the right (the long chord of which bears S 67°49'23" E 179.93 feet) 179.98 feet and S 65°32'36" E 422.39 feet to a 5/8" iron rod in a fenceline; thence along said fenceline ~~and the West line of that property described in Volume 118, Page 91 in the Deed Records of Douglas County, Oregon~~ as follows: S 0°47'50" W 337.66 feet to a 5/8" iron rod, S 0°33'50" E 329.94 feet to a 5/8" iron rod, and S 0°45'30" W 331.71 feet to a 5/8" iron rod ~~at the Southwest corner of the above described property in Volume 118, Page 91 in said Deed Records;~~ thence along a fenceline N 88°03'45" W 86.60 feet to the above said centerline of a creek; thence downstream along said centerline the following courses: N 12°21' W 141.37 feet, N 54°25' W 70.5 feet, N 19°58' W 62.6 feet, N 51°04' W 99.5 feet, N 40°05' W 61.0 feet, N 52°58' W 202.0 feet, N 37°54' W 70.0 feet and N 78°04' W 33.03 feet to the point of beginning and containing 10.7 acres of land, more or less.

Also included is that portion of the above said property described in Volume 333, Page 298 in the Deed Records of Douglas County, Oregon, lying Northerly of Buckhorn Road and containing ~~2.25~~ ^{2.25} acres of land, more or less.

The above described Parcel 1 is subject to a 25 foot wide roadway easement more particularly described below.

ROADWAY EASEMENT

The above described Parcel 1 is subject to and Parcel 2 is together with a 25 foot roadway easement, the centerline of which is more particularly described as follows:

Beginning at a point in the centerline of a creek, from which point the West 1/4 corner of Section 19, Township 27 South, Range 4 West, Willamette Meridian bears N 78°04' W 12.76 feet, West 5283.82 feet and North 522.43 feet; thence N 0°16'55" E 485.85 feet to a 5/8" iron rod; thence N 34°20'19" E 210.01 feet to a 5/8" iron rod in the southerly right-of-way line of Buckhorn Road and there terminating, all lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

2/15/80
Date

Francis L. Ingram
Douglas County Surveyor

2-20-80
Date

PARCEL 2

A parcel of land lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian and being a portion of that property described in Volume 333, Page 298 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a point in a fenceline at the centerline of a creek, from which point the West 1/4 corner of Section 19, Township 27 South, Range 4 West, Willamette Meridian bears West 5283.82 feet and North 522.43 feet; thence upstream along said centerline the following courses: S 78°04' E 33.03 feet, S 37°54' E 70.0 feet, S 52°58' E 202.0 feet, S 40°05' E 61.0 feet, S 51°04' E 99.5 feet, S 19°58' E 62.6 feet, S 54°25' E 70.5 feet and S 12°21' E 141.37 feet to a point in a fenceline; thence along said fenceline as follows: N 88°03'45" W 83.32 feet to a 5/8" iron rod, N 89°46'00" W 196.87 feet to a 5/8" iron rod, and S 87°20'20" W 184.89 feet to a 5/8" iron rod in a fenceline, ~~said point also being on the East line of that property described in Instrument No. 216551 in the Deed Records of Douglas County, Oregon;~~ thence along said fenceline ~~and said East line~~ N 0°16'55" E 535.85 feet to the point of beginning and containing 3.5 acres of land, more or less.

Together with a 25 foot wide roadway easement more particularly described below.

NOTE:
THE INTENT OF THESE DESCRIPTIONS WAS TO CALL THE FENCE LINES AS THEY EXIST FOR THE PURPOSE OF OBTAINING AGREEMENT LINES WITH ADJACENT OWNERS AND NOT TO INTEND IN ANY WAY THAT SAID FENCE LINES AGREE WITH DEEDED LINES.

ROMANSO E. WARE
5/19/80
BY: DEBRA HOPKINS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1978
ROMANSO E. WARE
1005

BHW ENGINEERING & SURVEYING, INC.
1205 S.E. Court St.
Roseburg, Oregon 97470

STATE OF OREGON
COUNTY OF DOUGLAS

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

FEB 20 1980

BOBIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY: *Maryl Deal*
NO. 1290
DOUGLAS COUNTY OFFICIAL RECORDS

Page 2 of 2

38-6-19-30B