

A MINOR LAND PARTITION IN SECTIONS 27 & 28, T26S, R6W, W.M.

FILED &
RECEIVED JHM

MAR 11 1980

OCTOBER 1979
SCALE: 1" = 200'

SEWER: SEPTIC TANK
WATER: UMPQUA WATER BASIN

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR:

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, ORE. 97470

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

PARTITIONER:

GLEN WECKS
16905 N. UMPQUA HWY.
ROSEBURG, ORE. 97470
80-03538 No. _____ Fee 6.00

1980 MAR 11 AM 11 34

DOUGLAS L. WADSWORTH
DOUGLAS COUNTY CLERK

DESCRIPTIONS:

PARCEL 1

A parcel of land being a portion of that property described in Volume 687, Page 751 in the Deed Records of Douglas County, Oregon, lying in Sections 27 and 28, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 1/2" iron rod at the Southwest corner of the above said property described in Volume 687, Page 751 in said Deed Records from which point the Southwest corner of the above said Section 27 bears S 9°11'14" E 1761.90 feet; thence along the West line of said property described in Volume 687, Page 751 in said Deed Records N 0°06'40" W 416.61 feet to a 5/8" iron rod; thence East 578.46 feet to a 5/8" iron rod; thence along the arc of a 70 foot radius curve to the right (the long chord of which bears S 45°00' E 98.99 feet) 109.95 feet to a 5/8" iron rod; thence South 346.38 feet to a 1/2" iron rod set in the Southerly line of said property described in Volume 687, Page 751 in said Deed Records; thence along said Southerly line S 89°58'46" W 647.65 feet to the point of beginning and containing 6.17 acres of land, more or less.

PARCEL 2

A parcel of land lying in Sections 27 and 28, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the West line of that property described in Volume 687, Page 751 in the Deed Records of Douglas County, Oregon from which point the Southwest corner of the above said Section 27 bears S 7°27'19" E 2174.30 feet; thence along said West line N 0°06'40" W 308.27 feet to a 5/8" iron rod; thence N 88°20'06" E 839.46 feet to a 5/8" iron rod; thence N 89°53'59" E 200.94 feet to a 1/2" iron rod; thence S 0°02'43" E 408.47 feet to a 1/2" iron rod; thence N 84°31'32" W 48.18 feet to a 5/8" wood screw in concrete;

PARCEL 2 -- continued

thence N 89°49'35" W 283.38 feet to a 1/2" iron rod; thence West 60.00 feet to a 5/8" iron rod; thence along the arc of a 70 foot radius curve to the left (the long chord of which bears N 45°00' W 98.99 feet) 109.95 feet to a 5/8" iron rod; thence West 578.46 feet to the point of beginning and containing 8.37 acres of land, more or less.

Included with the above described parcel is that Roadway Easement described below.
The above described parcel is also subject to that portion of said Roadway Easement described below lying within said described parcel.

PARCEL 3

A parcel of land being a portion of that property described in Volume 687, Page 751 in the Deed Records of Douglas County, Oregon, lying in Sections 27 and 28, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

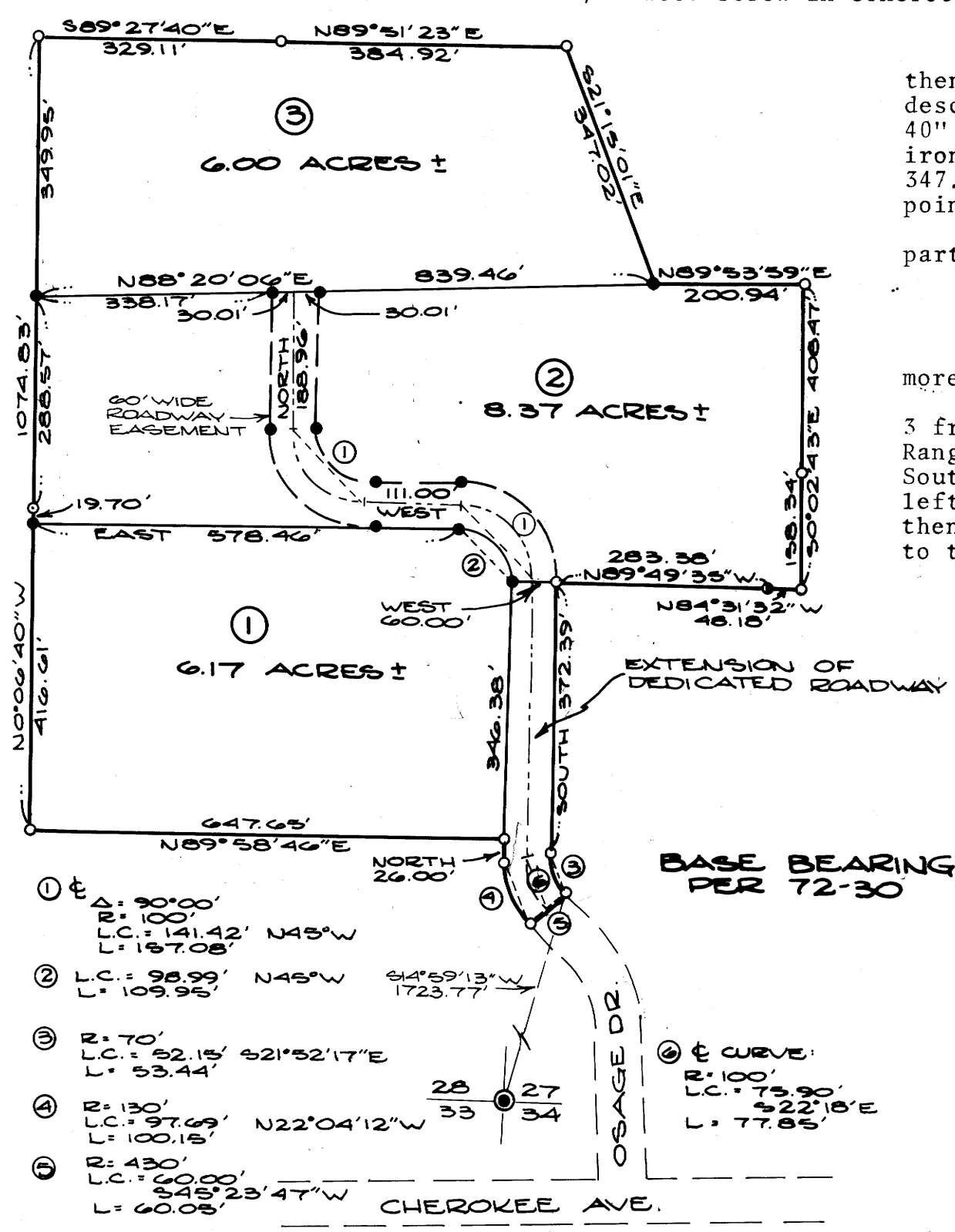
Beginning at a 5/8" iron rod set in the West line of the above said property described in Volume 687, Page 751 in said Deed Records from which point the Southwest corner of said Section 27 bears S 6°32'39" E 2480.35

thence along the Westerly, Northerly and Easterly lines of said property described in Volume 687, Page 751 in said Deed Records as follows: N 0°06' 40" W 349.95 feet to a 1/2" iron rod, S 89°27'40" E 329.11 feet to a 1/2" iron rod, N 89°51'23" E 384.92 feet to a 1/2" iron rod, and S 21°15'01" E 347.02 feet to a 5/8" iron rod; thence S 88°20'06" W 839.46 feet to the point of beginning and containing 6.00 acres of land, more or less.

Included with the above described parcel is the Roadway Easement more particularly described below.

ROADWAY EASEMENT DESCRIPTION

A Roadway Easement, 60 feet in width, 30 feet each side of a centerline more particularly described as follows:
Beginning at a point in the Southerly line of the above described Parcel 3 from which point the Southwest corner of Section 27, Township 26 South, Range 6 West, Willamette Meridian bears S 1°58'30" W 2476.35 feet; thence South 188.96 feet; thence along the arc of a 100 foot radius curve to the left (the long chord of which bears S 45°00' E 141.42 feet) 157.08 feet; thence East 111.00 feet; thence along the arc of a 100 foot radius curve to the right (the long chord of which bears S 45°00' E 141.42 feet) 157.08 feet to a point in the Northerly line of a dedicated roadway and there terminating.



- ① R: 70'
L.C.: 52.15' S21°52'17"E
L: 53.44'
- ② R: 130'
L.C.: 97.69' N22°04'12"W
L: 100.15'
- ③ R: 430'
L.C.: 60.00'
S45°23'47"W
L: 60.08'

BASE BEARING
PER 72-30

④ CURVE:
R: 100'
L.C.: 75.90'
S22°18'E
L: 77.85'

APPROVALS:

Keith L. Aubie
County Planning Department
August E. Zuehl
County Surveyor DEPUTY

3/6/80
Date
3-11-80
Date

LEGEND

- - SET 5/8" IRON ROD
- - FD. 1/2" IRON ROD
- ⊙ - FD. 5/8" IRON ROD
- ⊙ - FD. 5/8" WOOD SCREW IN CONCRETE
- ⊙ - FD. BRASS CAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1953
DONALD A. BENTZ
839