

A Minor Land Partition in Lot 155, Tract 1, Plat I, "Roseburg Orchard Co." & lying in SW 1/4, Section 6, T27S, R5W, W.M.

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FILED &
RECEIVED JHM

MAY 15 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER & OWNER:
GLEN D. WECKES
BOX 10905 N. UMPQUA HWY.
ROSEBURG, OREGON

SURVEYOR:
BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, OREGON

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 6, Township 27 South, Range 5 West, Willamette Meridian, said parcel being a portion of Lot 155, Tract 1, Plat I, "ROSEBURG ORCHARD CO." and also being a portion of Parcel One, described in Instrument No. 78-11086 in the Minor Land Partition Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly right-of-way line of Newton Creek Road from which point the Southwest Corner of the above said Section 6, Township 27 South, Range 5 West, Willamette Meridian bears S 55°35'08" W 589.68 feet; thence along said Southerly right-of-way line S 86°41'14" E 32.21 feet to a county right-of-way pin and N 89°34' E 68.54 feet to the Northwest corner of that property described in Instrument No. 79-10168 in the Deed Records of Douglas County, Oregon; thence along the Westerly line of said property described in Instrument No. 79-10168 S 0°26' E 100.00 feet to a 5/8" iron rod; thence leaving said Westerly line and running S 89°41'18" W 99.94 feet to a 5/8" iron rod in the Easterly line of that property described in Instrument No. 65-10087 in the Deed Records of Douglas County, Oregon; thence along said Easterly line N 0°24'07" E 10.57 feet to a square head 5/8" iron bolt in the Southeast corner of that property described in Instrument No. 77-5706 in the Deed Records of Douglas County, Oregon; thence along the Easterly line of said property described in Instrument No. 77-5706 N 0°59'44" W 91.33 feet to the point of beginning and containing 0.23 acres of land, more or less.

SUBJECT TO an access easement over the Easterly 12.5 feet of the above described parcel.

INCLUDED WITH the above described parcel is a 12.5 foot wide access easement, the Westerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly right-of-way line of Newton Creek Road from which point the Southwest corner of Section 6, Township 27 South, Range 5 West, Willamette Meridian bears S 89°34' W 68.54 feet, N 86°41'14" W 32.21 feet and S 55°35'08" W 589.68 feet; thence along said Westerly line S 0°26' E 100.00 feet to a 5/8" iron rod and there terminating.

PARCEL 2

A parcel of land lying in Section 6, Township 27 South, Range 5 West, Willamette Meridian, said parcel being a portion of Lot 155, Tract 1, Plat I, "ROSEBURG ORCHARD CO." and also being a portion of Parcel One, described in Instrument No. 78-11086 in the Minor Land Partition Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the above said Section 6, Township 27 South, Range 5 West, Willamette Meridian bears N 0°24'07" E 10.57 feet, N 0°59'44" W 91.33 feet and S 55°35'08" W 589.68 feet; thence N 89°41'18" E 99.94 feet to a 5/8" iron rod in the Westerly line of that property described in Instrument No. 79-10168 in the Deed Records of Douglas County, Oregon; thence along said Westerly line S 0°26' E 111.20 feet to a 5/8" iron rod; thence continuing S 0°26' E 17.50 feet to the centerline of Newton Creek; thence along the centerline of said Newton Creek the following courses: N 82°46'12" W 26.62 feet, N 43°17'25" W 47.40 feet and S 89°30'34" W 42.64 feet to a point on the Easterly line of that property described in Instrument No. 65-10087 in the Deed Records of Douglas County, Oregon; thence along said Easterly line N 0°24'07" E 29.49 feet to a 5/8" iron rod and continuing N 0°24'07" E 61.18 feet to the point of beginning and containing 0.24 acres of land, more or less.

The above described parcel is SUBJECT TO a 12.5 foot wide easement, the Easterly line of which is more particularly described as follows:

Beginning at the Northeast corner of the above described Parcel 2; thence S 0°26' E 25.00 feet to a point and there terminating.

INCLUDED WITH the above described parcel is a 25.0 wide access easement, 12.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly right-of-way line of Newton Creek Road from which point the Southwest corner of Section 6, Township 27 South, Range 5 West, Willamette Meridian bears S 89°34' W 68.54 feet, N 86°41'14" W 32.21 feet and S 55°35'08" W 589.68 feet; thence S 0°26' E 125.00 feet to a point and there terminating.

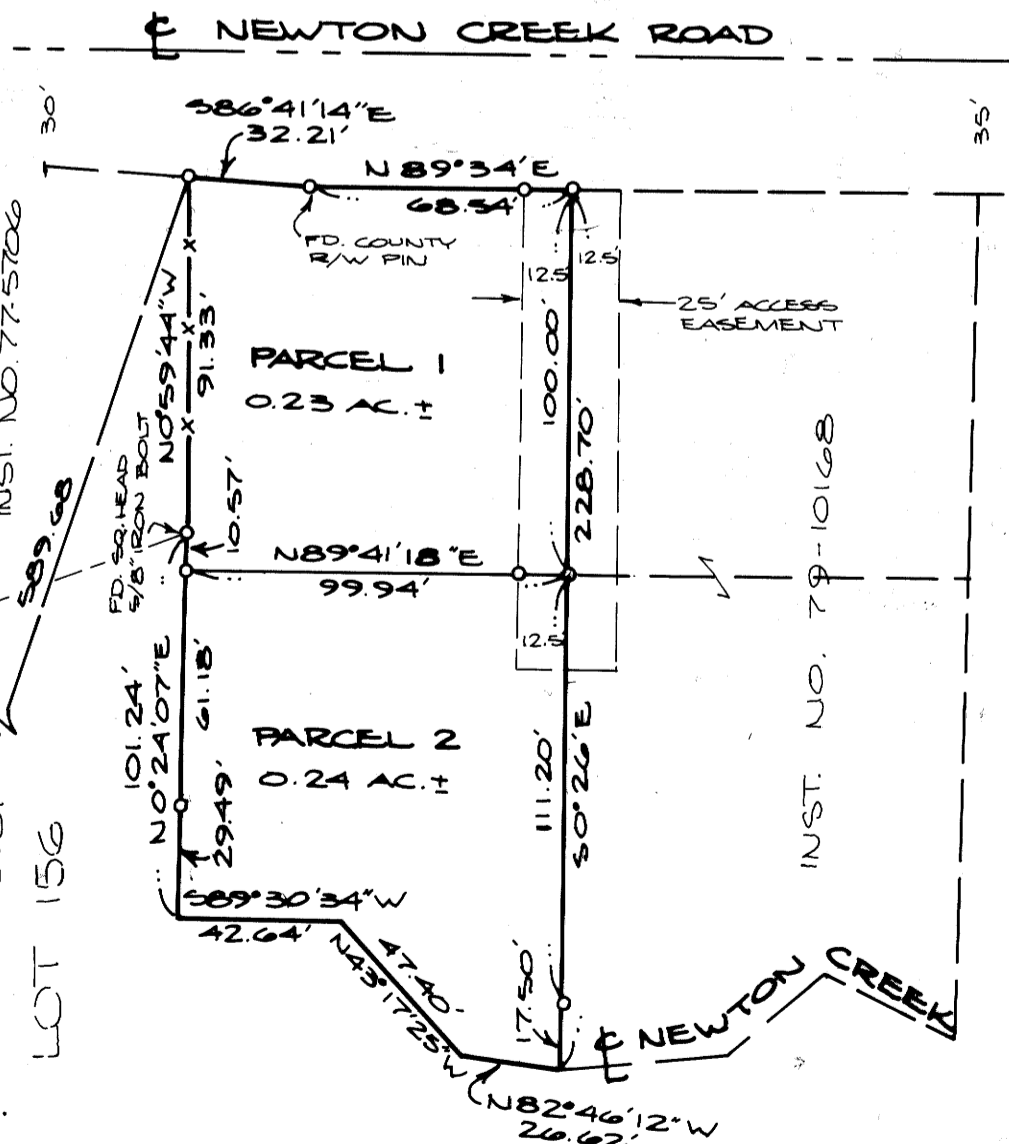
APPROVALS:

Keith L. Cubic
Douglas County Planning Department

5/15/80
Date

Francis L. Logan
Douglas County Surveyor

5-15-80
Date



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

SCALE: 1" = 50'
MAY 1980

LEGEND:
O - FD. 5/8" IRON
ROD UNLESS
NOTED
OTHERWISE

NARRATIVE:
THE PARTITIONER'S REQUEST OF THIS SURVEYOR WAS TO PRODUCE THIS PARTITION MAP BASED PER SURVEY FILED M73-79. FOR REFERENCE AND BASE BEARING SEE M73-79.

**BASE BEARING
PER M73-79**

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

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

1980 MAY 15 AM 11 32

DOUGLAS COUNTY CLERK
BY: *Mary Lee*
NO. _____ FEE 6.21
DOUGLAS COUNTY OFFICIAL RECORDS

80-07059

80-6-19-63