

83-64

MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

IN THE SE 1/4 SECTION 15 T.27S. R.6W. W.M. - MAY 1980

SCALE: 1" = 100'

RECEIVED JHN
MAY 13 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

- LEGEND**
- — Not set
 - ⊙ — Set 5/8" iron rod
 - — Found point, as noted hereon

PARTITIONER:

Leonard S. and Evelyn L. Gondek
565 NW Charter
Roseburg, Oregon 97470
672-1239

LEGAL OWNER OF RECORD:

Donald Bowman
(Payments to First National Bank of Oregon)

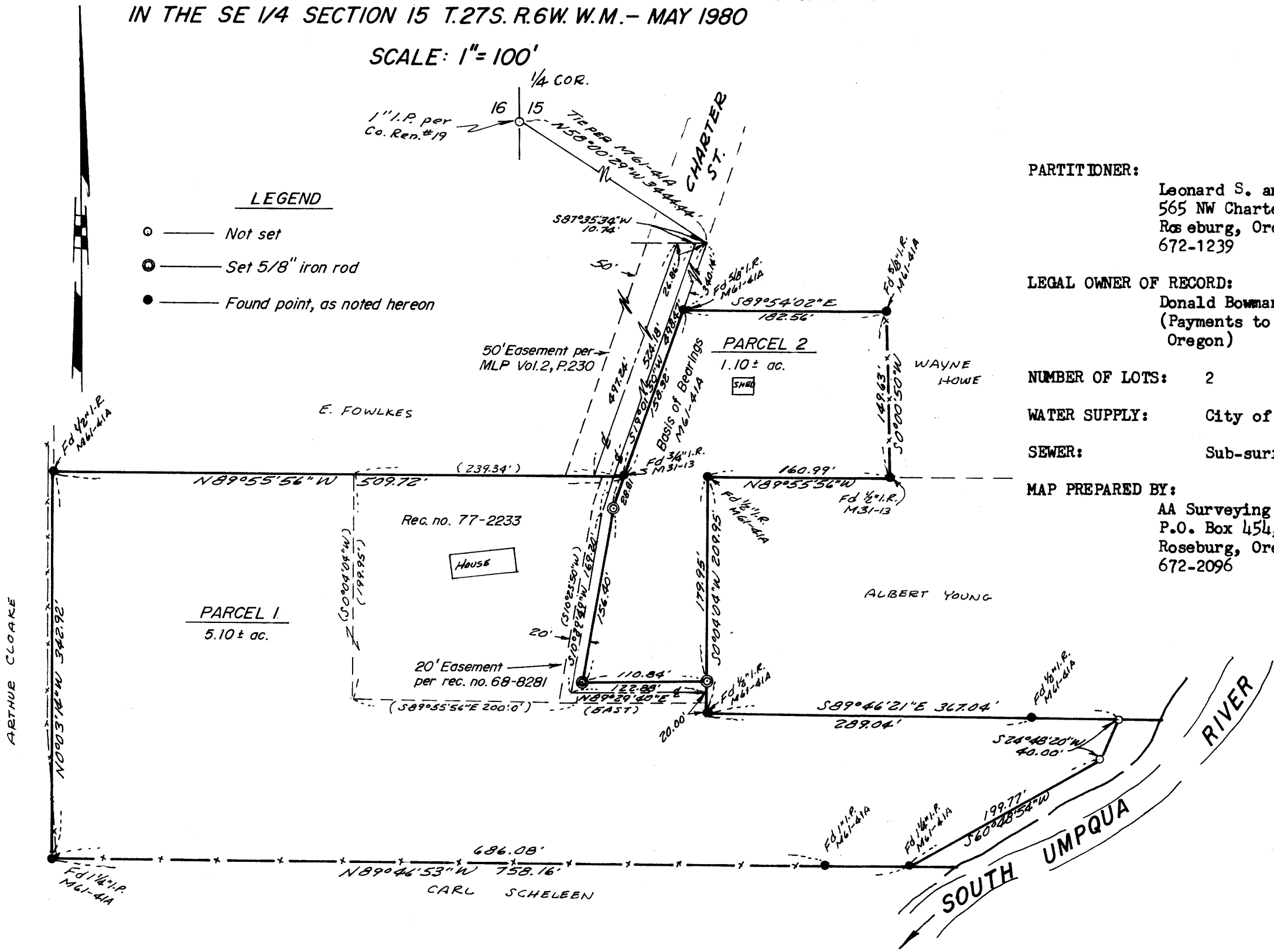
NUMBER OF LOTS: 2

WATER SUPPLY: City of Roseburg

SEWER: Sub-surface - DEQ approved

MAP PREPARED BY:

AA Surveying Service, Inc.
P.O. Box 454,
Roseburg, Oregon 97470
672-2096



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom

OREGON
MAY 13, 1980
EUGENE A. BLOOM
492

PARCEL 2

PARCEL 1

Beginning at a 5/8" iron rod from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West, W.M. bears N 19°01'50" E 340.14 feet and N 58°00'29" W 344.44 feet; thence S 89°54'02" E 182.56 feet to a 5/8" iron rod; thence S 0°00'50" W 149.63 feet to a 1/2" iron rod; thence N 89°55'56" W 160.99 feet to a 1/2" iron rod; thence S 0°04'04" W 179.95 feet to a 5/8" iron rod; thence S 89°29'40" W 110.84 feet to a 5/8" iron rod; thence N 10°29'49" E 156.40 feet to a 5/8" iron rod; thence N 19°01'50" E 28.81 feet to a 3/4" iron rod; thence continuing N 19°01'50" E 158.32 feet to the Point of Beginning, situated in Section 15, Township 27 South, Range 6 West, W.M., containing 1.10 acres, more or less.

TOGETHER WITH a 50 foot easement for ingress and egress, the center line of which is described as follows: Beginning at a point from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West, W.M. bears N 87°35'34" E 26.86 feet and N 58°00'29" W 344.44 feet; thence along said center line S 19°01'50" W 497.24 feet to a point and end of said center line, situated in Section 15, said Township and Range.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

5/28/80
Date

Gregory E. Zuehl
Douglas County Surveyor DEPUTY

5/29/80
Date

Beginning at a 3/4" iron rod from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West, W.M. bears N 19°01'50" E 498.47 feet and N 58°00'29" W 344.44 feet; thence S 19°01'50" W 28.81 feet to a 5/8" iron rod; thence S 10°29'49" W 156.40 feet to a 5/8" iron rod; thence N 89°29'40" E 110.84 feet to a 5/8" iron rod; thence S 0°04'04" W 30.00 feet to a 1/2" iron rod; thence S 89°46'21" E 367.04 feet to a point on the lower bank of the South Umpqua River; thence S 24°48'20" W along the bank of said river 40.0 feet to a point; thence continuing along the bank of said river S 60°48'54" W 199.77 feet to 1 1/4" iron pipe; thence leaving said river bank N 89°46'53" W along the South line of Section 15, 758.16 feet to a 1 1/4" iron pipe; thence N 0°03'14" W along the East line of the Arthur K. Cloake property described in Volume 83, page 163 of the Deed Records of Douglas County, Oregon, 342.92 feet to a 1/2" iron rod; thence S 89°55'56" E 509.72 feet to the Point of Beginning, situated in Section 15, Township 27 South, Range 6 West, W.M.. Also, beginning at the Southeast corner of the above described parcel; thence N 60°48'54" E 199.77 feet and N 24°48'20" E 40.0 feet to the East-Northeast corner thereof; thence S 89°46'21" E to the low water mark of the South Umpqua River; thence southerly along said low water mark to a point which is S 89°46'53" E from the Point of Beginning; thence N 89°46'21" W to the Point of Beginning; the above descriptions contain 5.1 acres, more or less.

TOGETHER WITH a 50 foot easement for ingress and egress, the center line of which is described as follows: Beginning at a point from which the one-quarter corner common to Sections 15 and 16, Township 27 South, Range 6 West, W.M. bears N 87°35'34" E 26.86 feet and N 58°00'29" W 344.44 feet; thence along said center line S 19°01'50" W 497.24 feet to a point and end of said described center line, situated in Section 15, said Township and Range. SUBJECT TO a 20 foot driveway easement as described in Book 412, page 741, Recorder's No. 68-8281, Deed Records of Douglas County, Oregon.

STATE OF OREGON)
COUNTY OF DOUGLAS)

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 31 AM 9 02

Mary L. Deal
DEPUTY
FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-07605

159-80 FB 48

MAP FILE M83-64

80-6-19-64