

A MINOR LAND PARTITION lying in SW 1/4 of Section 30, T27S, R6W, W.M. and in SE 1/4 of Section 25, T27S, R7W, W.M., in the David Williams D.L.C. No. 37

PARTITIONER & OWNER:
Ernest Bulhoes
Route 4 Box 1385
Roseburg, Oregon 97470

SURVEYOR:
Harold Ball, L.S.
BHW Engineering & Surveying, Inc.
1205 Southeast Court
Roseburg, Oregon 97470

DESCRIPTIONS

FILED
RECEIVED

SEP 4 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL A:

A parcel of land lying in the Southwest 1/4 of Section 30, Township 27 South, Range 6 West, Willamette Meridian and in the Southeast 1/4 of Section 25, Township 27 South, Range 7 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 67-2727 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod in a fence corner from which point the Northeast Corner of the above said Section 25 bears N 0°29'07" E 3311.40 feet and S 89°46'35" W 192.54 feet, said beginning point being the most easterly Southeast Corner of said property described in Instrument No. 67-2727; thence along a fenceline as follows: S 88°03'46" W 155.80 feet to a 5/8" iron rod, N 20°37'29" W 69.52 feet to a 5/8" iron rod, N 68°41'50" W 124.57 feet to a 5/8" iron rod, N 29°38'30" W 55.39 feet to a 5/8" iron rod, N 3°31'07" W 92.62 feet to a 5/8" iron rod and N 23°46'38" E 63.28 feet to a 5/8" iron rod; thence leaving said fenceline N 4°23'43" W 261.76 feet to a 5/8" iron rod; thence N 82°04'13" E 331.91 feet to a 5/8" iron rod in a fenceline, said point being in the most easterly line of said property described in Instrument No. 67-2727; thence along said easterly line S 0°27'20" W 610.33 feet to the point of beginning and containing 4.03 acres of land, more or less.

TOGETHER WITH a 25 foot wide road and utility easement described as follows:

An access easement, 25 feet in width, over that property described in Instrument No. 67-2727 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 25, Township 27 South, Range 7 West, Willamette Meridian, the centerline of said access easement being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of County Road No. 5 from which point the Northeast Corner of the above said Section 25 bears North 4992.27 feet and East 12.60 feet; thence along said centerline as follows: N 0°18'13" E 1674.25 feet, N 20°37'29" W 61.63 feet, N 68°41'50" W 123.43 feet, N 29°38'30" W 62.73 feet, N 3°31'08" W 98.54 feet, N 23°46'37" E 63.18 feet and N 4°23'43" W 258.62 feet to a point being S 82°04'13" W 12.52 feet from the Northwest Corner of the above described Parcel A.

PARCEL B:

A parcel of land lying in the Southwest 1/4 of Section 30, Township 27 South, Range 6 West, Willamette Meridian and in Section 25, Township 27 South, Range 7 West, Willamette Meridian, said parcel being that property described in Instrument No. 67-2727 as recorded in the Deed Records of Douglas County, Oregon, excepting that portion described above as Parcel A.

Reserving therefrom a 25 foot wide road and utility easement as described above with Parcel A.

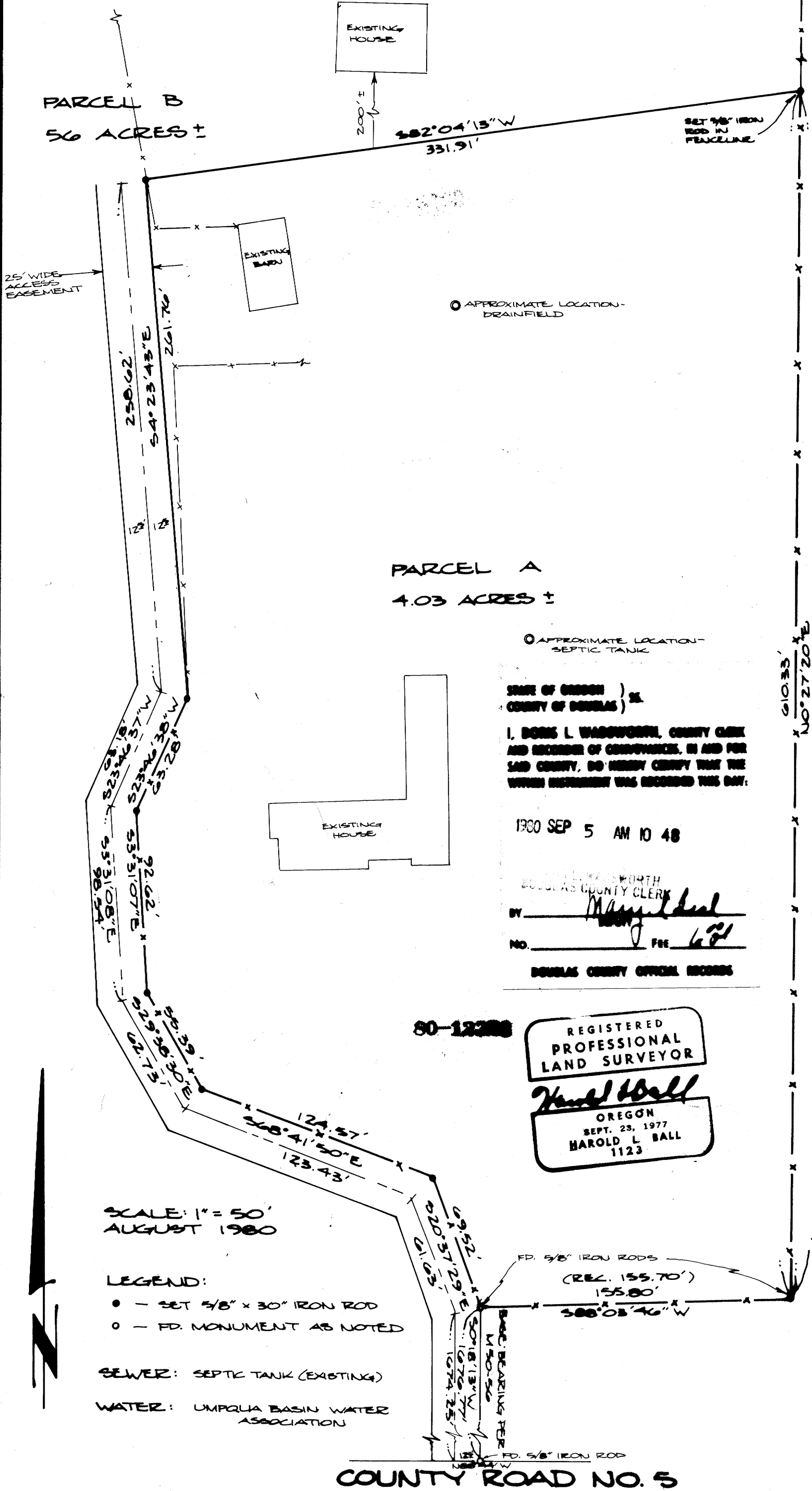
APPROVALS

<i>Keth L. Cubic</i>	9/3/80
PLANNING DEPARTMENT	DATE
<i>Francis L. Ingram</i>	9-4-80
COUNTY SURVEYOR	DATE

NARRATIVE:

PINS SET WITHIN EXISTING PROPERTY TO ENABLE PARTITIONING. 5/8" IRON ROD SET IN EAST FENCE WILL BE USED FOR PREPARATION OF BOUNDARY AGREEMENT LINE DESCRIPTION BETWEEN BULHOES AND LOERTS.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



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
WHOLE INSTRUMENT WAS RECORDED THIS DAY:

1980 SEP 5 AM 10 48

BY: *Mary L. North*
DOUGLAS COUNTY CLERK
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

80-12388
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold Ball
OREGON
SEPT. 23, 1977
HAROLD L. BALL
1123

SCALE: 1" = 50'
AUGUST 1980

LEGEND:

- - SET 5/8" x 30" IRON ROD
- - FD. MONUMENT AS NOTED

SEWER: SEPTIC TANK (EXISTING)

WATER: UMPQUA BASIN WATER
ASSOCIATION