

MINOR LAND PARTITION

IN N.E. 1/4 SECTION 19 & N.W. 1/4 SECTION 20, T27S, R5W, W.M.
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

JULY, 1980 SCALE: 1"=50'

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

PARTITIONER
& OWNER:

DENNIS H. MARTIN
467 RAMP ROAD
ROSEBURG, OR. 97470
PH: 673-8045

FILED &
RECEIVED

JUL 26 1980

COUNTY SURVEYOR
Dennis H. Martin

NUMBER OF LOTS: 3

WATER & SEWER: CITY OF ROSEBURG

ZONE: R-1

ENGINEER: ALPHA & OMEGA ENGINEERS INC.
1622 N.E. VINE STREET
ROSEBURG, OREGON 97470
PH: 672-7151

SURVEYOR: RUSSELL T. PINARD
6550 N.W. SUMAC
CORVALLIS, OR. 97330
745-7246

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell T. Pinard

OREGON
JULY 16, 1971
RUSSELL T. PINARD
958

CONDITION: The pertinent easements indicated, more fully described in Exhibit "A" attached, are to be recorded at the time of conveyances of property.

DESCRIPTIONS

LOT 1

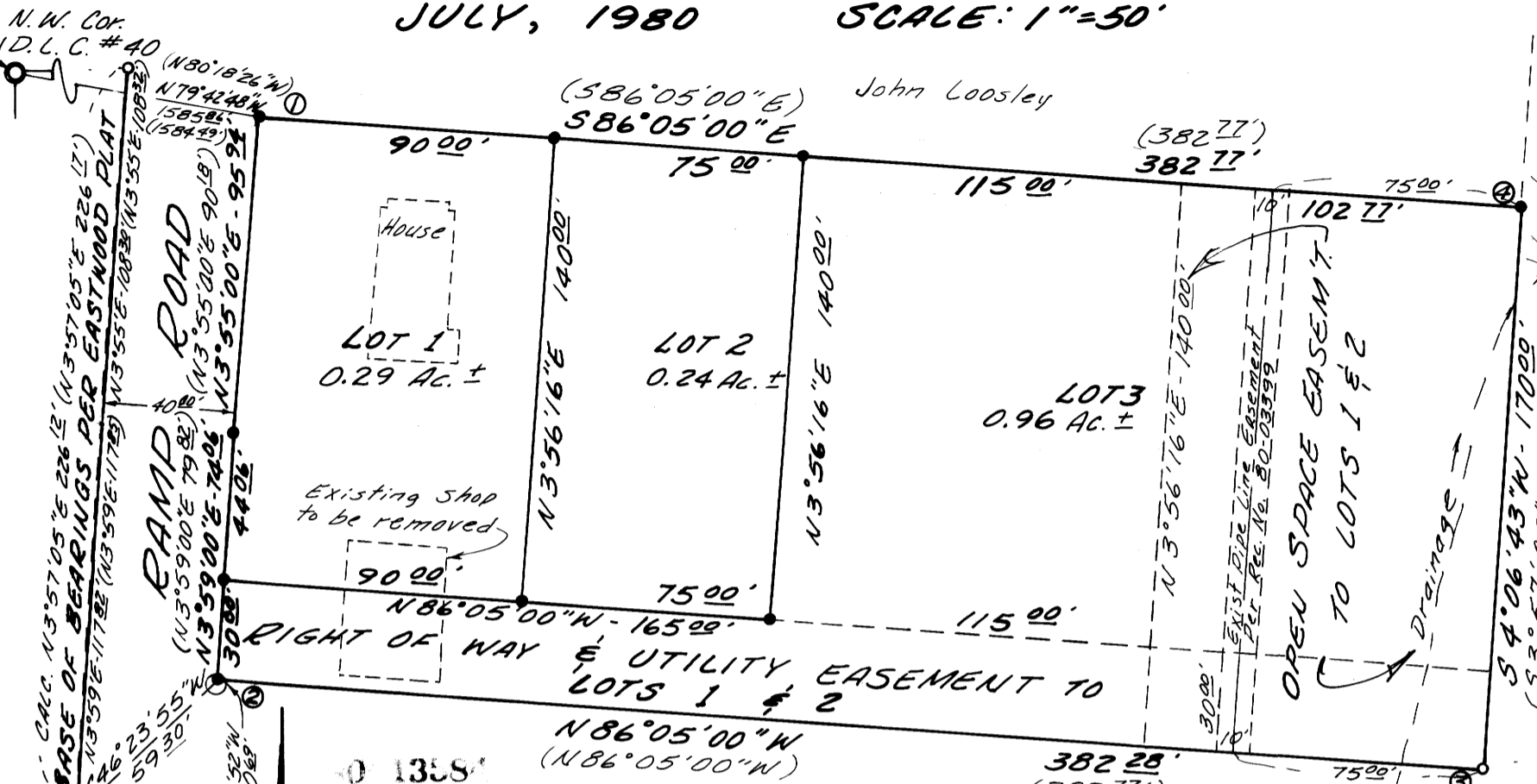
Beginning at a 5/8" rebar on the east right-of-way line of Ramp Road and the Westerly Southwest Corner of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the Northwest Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N79°42'48"W 1585.86 feet; thence S86°05'00"E 90.00 feet to a 5/8" rebar; thence S3°56'16"W 140.00 feet to a 5/8" rebar; thence N86°05'00"W 90.00 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N3°59'00"E 44.06 feet and N3°55'00"E 95.94 feet to the point of beginning, containing 0.29 acres, more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

LOT 2

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N86°05'00"W 90.00 feet and N79°42'48"W 1585.86 feet; thence S86°05'00"E 75.00 feet to a 5/8" rebar; thence S3°56'16"W 140.00 feet to a 5/8" rebar; thence N86°05'00"W 75.00 feet to a 5/8" rebar; thence N3°56'16"E 140.00 feet to the point of beginning, containing 0.24 acres, more or less, all in Section 20, T27S, R6W, W.M., Douglas County, Oregon.

LOT 3

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N86°05'00"W 165.00 feet and N79°42'48"W 1585.86 feet; thence S86°05'00"E 217.77 feet to a 5/8" rebar; thence S4°06'43"N 170.00 feet to a 3/4" iron pipe; thence N86°05'00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N3°59'00"E 30.00 feet to a 5/8" rebar; thence S86°05'00"E 165.00 feet to a 5/8" rebar; thence N3°56'16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.



LEGEND

Norman C. & B.J. Cannon

- Ed. 3/4" Iron Pipe
- Ed. 1 1/2" Iron Pipe
- Ed. 2" Iron Pipe (Initial Point of unrecorded "West Ramp Subdivision")
- Set 5/8" x 30" Rebar
- () Record Information (per deed #73-4772)
- Computed Point - Not set

NARRATIVE

The purpose of this survey was to divide the property described in Recorder's No. 73-4772 of the deed records of Douglas County, Oregon into three parcels, reserving the lower ground for a common area. For a basis of bearings I used found 3/4" iron pipes, from the N.E. Corner Lot 2 to the S.E. Corner Lot 3, Block 2, Eastwood Subdivision (computed as N3°57'05"E 226.17') measured 226.12'. At ③ I found an unrecorded 3/4" iron pipe which is documented in aforesaid deed. Since this deed has senior rights, I went record bearing from ③ to ②, but corrected the distance to conform with a 40 foot wide right-of-way, controlled by the 3/4" iron pipes on the west side of Ramp Road. Although the position of the angle point in Ramp Road doesn't agree with the deed, I used the total deed frontage to control the position of ①. I used the deed bearing and distance from ① to ② and the deed distance from ③ to ② to set ②. Our equipment was a H.P. 3800 and Lietz T60D Theodolite.

APPROVALS

| | |
|---|-----------------|
| <u>Adney E Bowker</u> CITY ENGINEER | 9-16-80 DATE |
| _____ PRESIDENT, PLANNING COMMISSION | _____ DATE |
| _____ SECRETARY, PLANNING COMMISSION | _____ DATE |
| <u>Russell T. Pinard</u> COUNTY SURVEYOR | 9-19-80 DATE |

Book 6 Pg. 122

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:

BY: Mary J. [Signature]
DEPUTY COUNTY CLERK

DOUGLAS COUNTY OFFICIAL RECORDS

Book 13 Pg. 49

#133.00

M85-49

FILED
RECEIVED

SEP 26 1980

EXHIBIT "A"
PART 1 OF 3

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A parcel of property beginning at a 5/8" rebar on the east right-of-way line of Ramp Road and the Westerly Southwest Corner of that property described in Book 542, Page 249 of the deed records of Douglas County, from which the Northwest Corner of the Thomas Stevens Donation Land Claim No. 40 T27S, R5W, W.M., bears N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 90.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 90.00 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 44.06 feet and N 3° 55' 00"E 95.94 feet to the point of beginning, containing 0.29 acres, more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

Together with a perpetual, non exclusive "open space easement", as defined below, over the easterly 102.77 feet of the following described real property, hereinafter described as the servient estate:

Beginning at a 5/8" rebar on the westerly South line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

"Open space easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "open space easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "open space easement". Said access to be along the southerly 30 feet of the servient estate.

C.S. File 50 / 191-5A Lot 1

Map File M85-49

EXHIBIT "A"
PART 2 OF 3

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 90.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 75.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 75.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.24 acres, more or less, all in Section 20, T27S, R6W, W.M., Douglas County, Oregon.

Together with a perpetual, non exclusive "open space easement", as defined below, over the easterly 102.77 feet of the following described real property, hereinafter described as the servient estate:

Beginning at a 5/8" rebar on the westerly South line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

"Open space easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "open space easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "open space easement". Said access to be along the southerly 30 feet of the servient estate.

Together with a perpetual, non exclusive access easement over the westerly 165 feet of the southerly 30 feet of the above described servient estate.

Together with a perpetual, non exclusive easement for the purpose of installing, maintaining, repairing, operating, or replacing utilities over the southerly 30 feet of the above described servient estate, including the right of ingress and egress.

Lot 2

EXHIBIT "A"
PART 3 OF 3

A parcel of real property beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

Subject to:

1. A permanent pipe line easement granted to the City of Roseburg as described in Book _____, Page _____, records of Douglas County, Oregon, Recorder's No. _____.

2. A perpetual non exclusive access easement over the westerly 165 feet of the southerly 30 feet of the above described property. Said access easement is appurtenant to the following described property:

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 90.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 75.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 75.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.24 acres, more or less, all in Section 20, T27S, R6W, W.M., Douglas County, Oregon, hereinafter referred to as parcel 2.

3. Subject to a perpetual non exclusive easement for the purposes of installing, maintaining, repairing, operating or replacing utilities over the southerly 30 feet thereof, including the right of ingress and egress. Said easement is appurtenant to the above described parcel 2.

4. Subject to an "Open Space Easement" as defined below, over the easterly 102.77 feet thereof:

"Open Space Easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "Open Space Easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "Open Space Easement". Said access to be along the southerly 30 feet of the servient estate. Said Open Space Easement is appurtenant to the portions of the property conveyed to Dennis Martin and Mary Martin as described in the Memorandum of Contract recorded in Book 517, Page 750, of the records of Douglas County, Oregon, Recorder's No. 73-4772, and not conveyed herein.