

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION
IN

S. W. 1/4 Section 16, T. 26 S., R. 5 W. W. M.
September 1980 Scale 1" = 200'

Owners: Elmer Soule
6557 Garden Valley Road
Roseburg, Oregon 97470

Leroy E. & Flora E. Johnson
Box 7, Starveout Road
Azalea, Oregon 97410

Partitioner: Joseph Johnson
588 Cleveland Rapids
Roseburg, Oregon 97470

By: Baughman Technical Service, Inc.
P. O. Box 222
Roseburg, Oregon 97470
673-0966

Parcels: 2
Water: Well
Sewer: Sub-Surface

Description of Parcel No. 2

Beginning at a brass cap set in concrete from which a 5/8" iron rod at the Southwesterly corner of Lot 28, WILDWOOD, a platted subdivision in Sections 16 and 21, T. 26 S., R. 5 W. W. M., said 5/8" iron rod also being the most Southwesterly corner of said subdivision, bears S. 69° 42' 22" E. 222.02 feet and S. 59° 47' 33" E. 137.63 feet, thence N. 42° 02' 32" E. 786.01 feet to a 1/2 inch iron rod, thence N. 88° 19' 41" W. 746.21 feet to a 5/8" iron rod, thence S. 18° 20' 43" W. 513.07 feet to a 5/8" iron rod, thence S. 77° 55' 13" E. 146.96 feet to a 5/8" iron rod, thence S. 69° 42' 22" E. 253.00 feet to the point of beginning. Containing 7.42 Acres, more or less and situated in the Southwest 1/4 of Section 16, T. 26 S., R. 5 W., W. M., Douglas County, Oregon.

TOGETHER WITH a road easement, 25 feet in width beginning at the end of Wildwood Drive, a 60 foot road right-of-way, over and across to the Easterly line.

(STATE OF OREGON) SS.
(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:

1980 OCT 9 AM 10 07

FILED
RECEIVED

OCT 9 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

BY: Mary L. Deal
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

80-14262

Description of Parcel No. 1

Beginning at a 5/8" iron rod, being the most Southwesterly corner of Lot 28, WILDWOOD, a platted subdivision in Section 16, and 21, T. 26 S., R. 5 W., W. M., also being the most Southwesterly corner of said subdivision, thence N. 47° 57' 27" E., along the Westerly line of said subdivision 184.27 feet to a 3/4" iron rod on the Southerly line of a 60 foot wide road right-of-way, thence N. 47° 57' 27" E. 67.14 feet to a 3/4" iron rod on the North line of a 60 foot wide road right-of-way, thence N. 43° 06' 38" E. 749.41 feet to a 5/8" iron rod, thence N. 88° 19' 41" W. 499.81 feet to a 1/2 inch iron rod, thence S. 42° 02' 32" W. 786.01 feet to a brass cap in concrete, thence S. 69° 42' 22" E. 222.02 feet to a 5/8" iron rod, thence S. 59° 47' 33" E. 137.63 feet to the point of beginning. Containing 7.42 Acres, more or less, and situated in the Southwest 1/4 of Section 16, T. 26 S., R. 5 W. W. M., Douglas County, Oregon.

SUBJECT TO a road easement, 25 foot in width beginning at the end of Wildwood Drive, a 60 foot road right-of-way, over and across to the Westerly line.

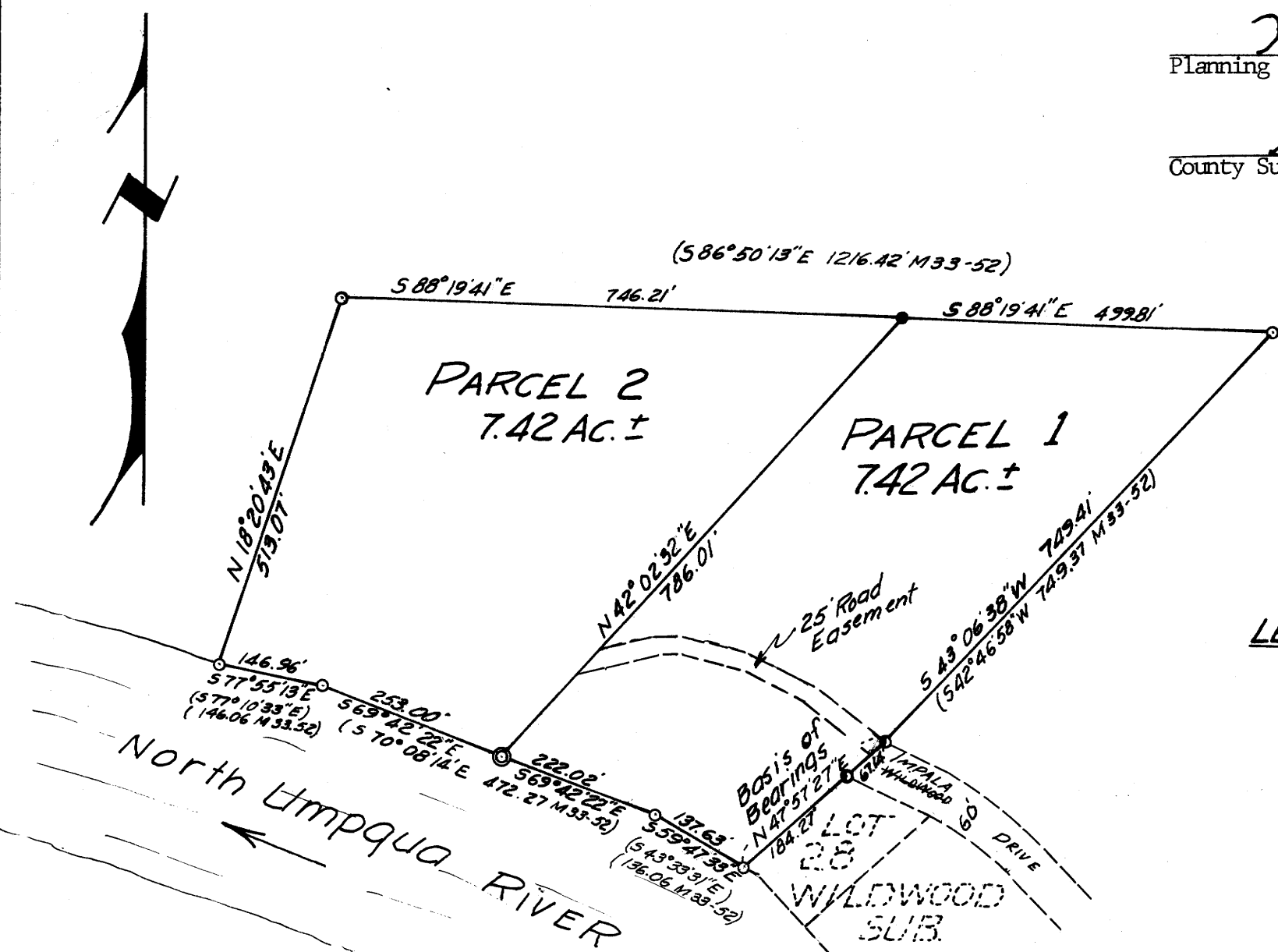
Narrative:

The purpose of this survey was to partition a parcel of property into two approximately equal parcels. Monuments marking the perimeter of the parcel were found as shown, however there were discrepancies found to exist on the Southerly and Northerly boundaries of the original property. A careful search of the locations where some of the monuments should have been (according to the original survey) was made with no evidence uncovered to indicate tampering with those monuments. It could only be concluded that there was substantial error in the original survey and monuments found were intended to define the perimeter. The Northwesterly boundary of Lot 28, WILDWOOD subdivision as recorded in Volume 13, Page 26, Plat Records of Douglas County, Oregon, was used as the basis of bearings.

Approvals:

Keith L. Cubic 9/29/80
Planning Commission Date

Gregory E. Ziebell 10/19/80
County Surveyor DEPUTY Date



LEGEND

- Set 1/2" I.R.
- Fd. 5/8" I.R.
- Fd. 3/4" I.R.
- Set Brass Cap in 8" x 36" Conc. Pipe - 10" Above Ground Marked Levels Run from T.B.M (Nail & Shiner in 18" Oak - Elev. 491.75) Set by Parkhill 12-12-79

