

FEB 23 1981

A MINOR LAND PARTITION

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

in SE 1/4, Section 13, T26S, R6W, W.M. & in SW 1/4, Section 18, T26S, R5W, W.M.

Partitioner

Mike Lorenzen
P.O. Box 1404
Roseburg, Ore. 97470
Phone: 673-3285

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Surveyor

BHW Engineering & Surveying, Inc.
1205 SE Court
Roseburg, Ore. 97470
Phone: 673-0165

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 13, Township 26 South, Range 6 West, Willamette Meridian and in Section 18, Township 26 South, Range 5 West, Willamette Meridian, said parcel being a portion of that property described in Volume 105, Page 40, in the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 3/4" iron pipe in the Westerly line of Old Highway 99, from which point the East 1/4 corner of the above said Section 13 bears N 13°07' E 41.81 feet and N 0°00'55" E 529.27 feet; thence N 89°59'05" W 225.19 feet to a 3/4" iron pipe set in the Easterly line of Interstate 5 Freeway; thence along said Easterly line N 6°25'31" E 210.03 feet to a 5/8" iron rod; thence S 89°29'50" E 249.83 feet to a 5/8" iron rod set in the Westerly line of Old Highway 99; thence along said Westerly line S 13°07' W 212.11 feet to the place of beginning and containing 1.133 acres of land, more or less.

Included with the above described Parcel 1 is a 25 foot wide easement, the Easterly line of which is more particularly described as follows: Beginning at a 5/8" iron rod at the Northeast corner of the above said Parcel 1; thence along the Westerly right-of-way line N 13°07' E 192.67 feet to a 5/8" iron rod and there terminating.

PARCEL 2

A parcel of land lying in Section 13, Township 26 South, Range 6 West, Willamette Meridian and in Section 18, Township 26 South, Range 5 West, Willamette Meridian, said parcel being a portion of that property described in Volume 105, Page 40, in the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the Westerly line of Old Highway 99, from which point the East 1/4 corner of the above said Section 13 bears N 13°07' E 177.70 feet and N 88°44'13" W 122.58 feet; thence along the above said Westerly line S 13°07' W 192.67 feet to a 5/8" iron rod; thence N 89°29'50" W 249.83 feet to a 5/8" iron rod set in the Easterly line of Interstate 5 Freeway; thence along said Easterly line

PARCEL 2 -- continued

N 6°25'31" E 190.98 feet to a 5/8" iron rod; thence S 89°05'20" E 272.21 feet to the place of beginning and containing 1.133 acres of land, more or less.

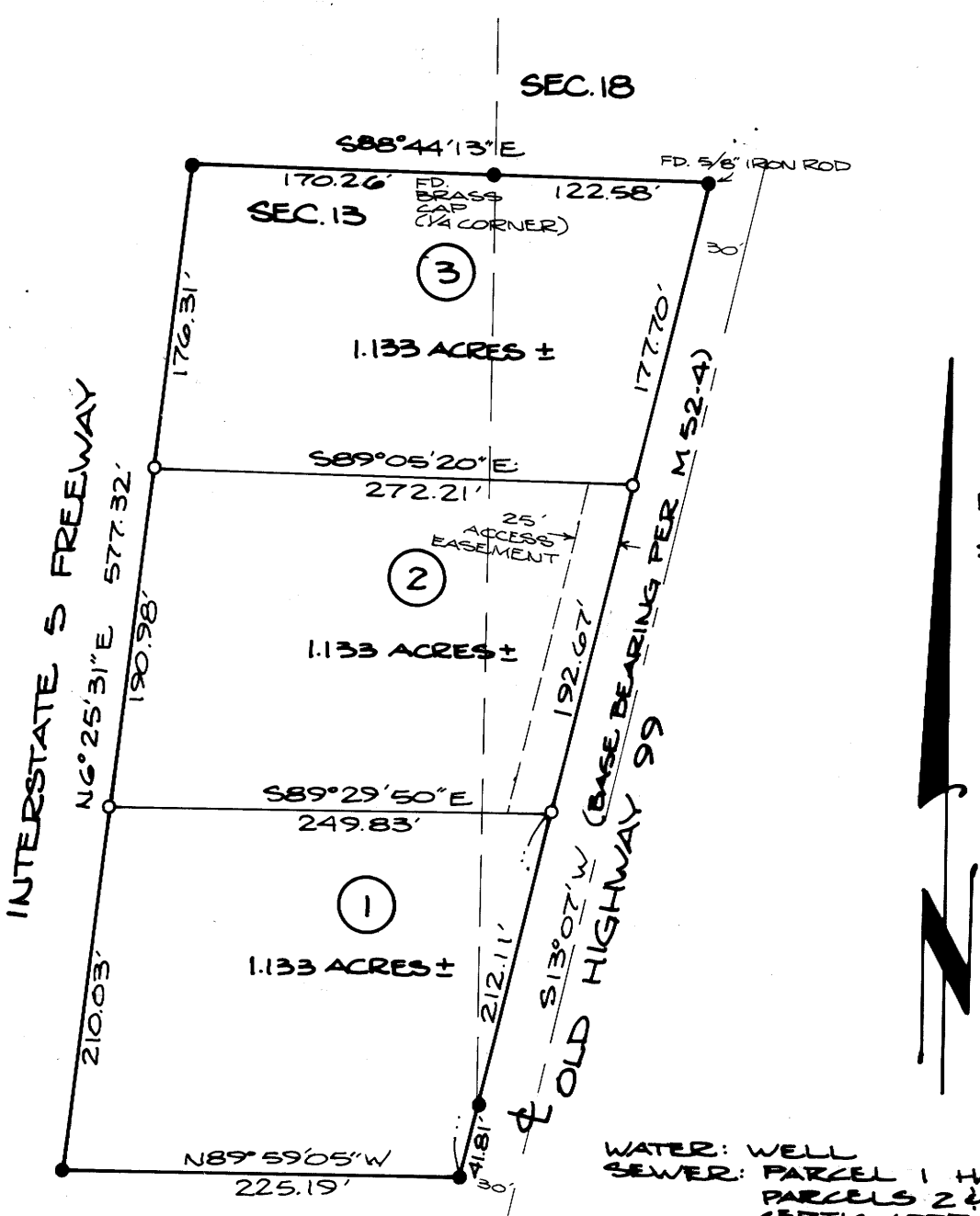
Subject to a 25 foot wide easement, the Easterly line of which is more particularly described as follows: Beginning at a 5/8" iron rod at the Northeast corner of the above described Parcel 2; thence along the Westerly right-of-way line of Old Highway 99 S 13°07' W 192.67 feet to a 5/8" iron rod and there terminating.

PARCEL 3

A parcel of land lying in Section 13, Township 26 South, Range 6 West, Willamette Meridian and in Section 18, Township 26 South, Range 5 West, Willamette Meridian, said parcel being a portion of that property described in Volume 105, Page 40 in the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the Westerly line of Old Highway 99, from which point the East 1/4 corner of the above said Section 13 bears N 88°44'13" E 122.58 feet; thence along the above said Westerly line S 13°07' W 177.70 feet to a 5/8" iron rod; thence N 89°05'20" W 272.21 feet to a 5/8" iron rod set in the Easterly line of Interstate 5 Freeway; thence along said Easterly line N 6°25'31" E 176.31 feet to a 3/4" iron pipe; thence S 88°44'13" E 170.26 feet to the above said East 1/4 corner of Section 13; thence continuing S 88°44'13" E 122.58 feet to the place of beginning and containing 1.133 acres of land, more or less.

Included with the above described Parcel 3 is a 25 foot wide easement, the Easterly line of which is more particularly described as follows: Beginning at a 5/8" iron rod at the Southeast corner of the above said Parcel 3; thence along the Westerly right-of-way line of Old Highway 99 S 13°07' W 192.67 feet to a 5/8" iron rod and there terminating.



WATER: WELL
SEWER: PARCEL 1 HAS A HOLDING TANK. PARCELS 2 & 3 DO NOT HAVE SEPTIC APPROVAL AT THIS TIME. THESE STATEMENTS REGARDING SEWER SERVICE ARE AT THE DIRECTION OF DOUGLAS COUNTY PLANNING DEPT. ON 2-20-81.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

2/20/81
Date

Francis L. Ingram
Douglas County Surveyor

2-23-81
Date

MARCH 1980
SCALE: 1" = 100'

- - FD. 3/4" IRON PIPE UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD

NARRATIVE:

FOR RECORD SURVEY
SEE MAP M57-73 IN COUNTY SURVEYOR'S OFFICE.
FIELD CREW: G. LANG & M. LUEDECKE.
EQUIPMENT: LEITZ THEODOLITE & MAC I.E. EDM.
COMPUTATIONS: R. WARE.
DRAFTING: D. HOPKINS.

REGISTERED PROFESSIONAL LAND SURVEYOR
ROMANEO E. WARE
NOV. 16, 1973
1005

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:

FEB 23 PM 1 46

DOUGLAS COUNTY OFFICIAL RECORDS
DEPUTY CLERK
Marilyn Seal
DEPUTY
NO. _____
FEE 6.00

81-00223

NOTE: THE FOLLOWING STATEMENT IS AS DIRECTED BY DOUGLAS COUNTY PLANNING DEPT. AND THIS SURVEYOR DOES ASSUME ANY RESPONSIBILITY:
"THESE PARCELS ARE FOR INDUSTRIAL USE ONLY."