

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

A MINOR LAND PARTITION IN LOTS 1 & 6 AND A PORTION OF LOTS 2 & 15,
BLOCK 31, VACATED TOWN OF WINCHESTER
Lying in the NE 1/4 of Section 25, Township 26 South, Range 6 West,
Willamette Meridian

PARTITIONER & OWNER:

Tom & Jean Ridenour
Saddle Butte Apartments
301 Page Road
WINCHESTER OR 97495

SURVEYOR:

BHW Engineering, Inc.
1205 Southeast Court
ROSEBURG OR 97470

SEWER: North Umpqua Sanitary District
WATER: City of Roseburg

SCALE: 1" = 50'
FEBRUARY 1981

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

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:

FILED *BS*
RECEIVED *BS*

MAR 6 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAR 6 AM 8 37

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

BY *Mary J. Deal*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

91-02752

PARCEL ONE:

A portion of the westerly 100 feet of that parcel described in Volume 556, Page 535 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod from which the East 1/4 Corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian bears S 36°23'38" E 125.04 feet, N 53°47'09" E 100.68 feet, South 401.70 feet and East 1109.70 feet; thence S 53°49'12" W 100.00 feet to a 5/8" iron rod; thence N 36°23'38" W 100.00 feet to a 5/8" iron rod; thence N 53°49'12" E 100.00 feet to a 5/8" iron rod; thence S 36°23'38" E 100.00 feet to the point of beginning and containing 0.23 acres of land, more or less. All lying in Section 25, Township 26 South, Range 6 West, Willamette Meridian.

Together with a 25 foot wide access easement, the westerly line of which is more particularly described as follows:

Beginning at the most southerly corner of the above described Parcel One; thence S 36°23'38" E 125.11 feet to a 5/8" iron rod in the northerly right-of-way line of Page Road and there terminating.

PARCEL TWO:

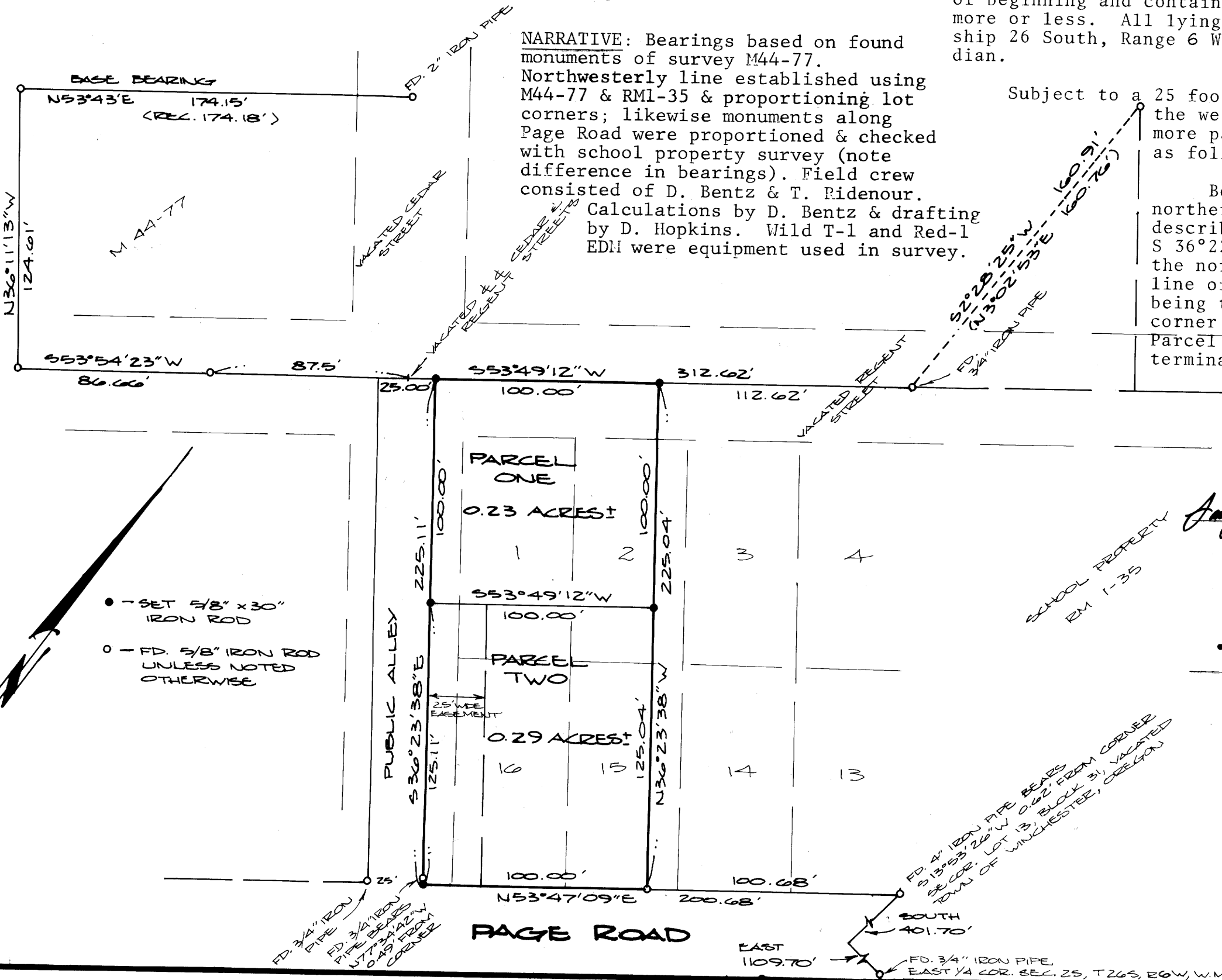
A portion of the westerly 100 feet of that parcel described in Volume 557, Page 535 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod in the northerly right-of-way line of Page Road from which point the East 1/4 Corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian bears N 53°47'09" E 100.68 feet, South 401.70 feet and East 1109.70 feet; thence along said northerly right-of-way line S 53°47'09" W 100.00 feet to a 5/8" iron rod; thence leaving said northerly right-of-way line N 36°23'38" W 125.11 feet to a 5/8" iron rod; thence N 53°49'12" E 100.00 feet to a 5/8" iron rod; thence S 36°23'38" E 125.04 feet to the point of beginning and containing 0.29 acres of land, more or less. All lying in Section 25, Township 26 South, Range 6 West, Willamette Meridian.

Subject to a 25 foot wide access easement, the westerly line of which is more particularly described as follows:

Beginning at the most northerly corner of the above described Parcel Two; thence S 36°23'38" E 125.11 feet to the northerly right-of-way line of Page Road, said point being the most southerly corner of the above described Parcel Two and there terminating.

NARRATIVE: Bearings based on found monuments of survey M44-77. Northwesternly line established using M44-77 & RML-35 & proportioning lot corners; likewise monuments along Page Road were proportioned & checked with school property survey (note difference in bearings). Field crew consisted of D. Bentz & T. Ridenour. Calculations by D. Bentz & drafting by D. Hopkins. Wild T-1 and Red-1 EDM were equipment used in survey.



APPROVALS:

Amy T. Mann DEPUTY
County Surveyor

3-5-81
Date

Keith L. Cubie
Planning Department

2/26/81
Date