

MAR 13 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MAJOR LAND PARTITION
A PORTION OF LOT 5, "PLAT 'C' OF THE N. CURRY ESTATE"
Lying in the NW 1/4 of Section 33, Township 26 South,
Range 6 West, Willamette Meridian.

PARTITIONER:

OWNER:

Kruse Farms, Inc.
Donald B. Kruse
377 Burkhart Rapids Lane
Roseburg, Oregon 97470

H.B. Kruse
751 Quail Lane
Roseburg, Oregon 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

LEGEND:

- — FOUND MONUMENT AS NOTED
- — SET 5/8" IRON ROD

SURVEYOR:

BHW Engineering, Inc.
1205 SE Court
Roseburg, Oregon 97470

SEWER: Not needed
WATER: Well

SCALE: 1" = 100'
FEBRUARY 1981

PARCEL ONE:

A parcel of land being a portion of Lot 5, "PLAT 'C' OF THE N. CURRY ESTATE" as recorded in Volume 5, Page 56 in the Plat Records of Douglas County, Oregon and lying in Section 33, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the Westerly line of the above said Lot 5 from which point the Southwest Corner of said Lot 5 bears S11°23'E 270.00 feet; thence along said westerly line N11°23'W 400.00 feet to a 5/8" iron rod; thence N78°37'E 200.00 feet to a 5/8" iron rod; thence S11°23'E 400.00 feet to a 5/8" iron rod; thence S78°37'W 200.00 feet to the point of beginning and containing 1.84 acres of land, more or less.

Included with the above described parcel is a portion of that roadway easement, 10 feet in width, described in Volume 220, Page 217 in the Deed Records of Douglas County, Oregon, the centerline of that portion of said roadway easement being more particularly described as follows:

Beginning at a 1 1/4" iron pipe on the westerly line of the above said Lot 5 and the north line of Quail Lane County Road No. 138 from which point the Southwest Corner of said Lot 5 bears S11°23'E 20.00 feet; thence N11°23'W 650.00 feet to a 5/8" iron rod and there terminating.

The above described parcel is subject to that portion of said roadway easement, 10 feet in width, described in Volume 220, Page 217 in the Deed Records of Douglas County, Oregon and lying along the westerly line of the above said Lot 5.

PARCEL TWO

A parcel of land being a portion of Lot 5, "PLAT 'C' OF THE N. CURRY ESTATE" as recorded in Volume 5, Page 56 in the Plat Records of Douglas County, Oregon and lying in Section 33, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 1 1/4" iron pipe on the westerly line of the above said Lot 5 and the northerly line of Quail Lane County Road No. 138 from which point the Southwest Corner of said Lot 5 bears S11°23'E 20.00 feet; thence along said westerly line N11°23'W 250.00 feet to a 5/8" iron rod; thence leaving said westerly line N78°37'E 200.00 feet to a 5/8" iron rod; thence N11°23'W 400.00 feet to a 5/8" iron rod; thence S78°37'W 200.00 feet to a 5/8" iron rod in said westerly line; thence along said westerly line N11°23'W 556.84 feet to a 1 1/4" iron pipe at the Southwesterly Corner of that property described in Volume 220, Page 217 in the Deed Records of Douglas County, Oregon; thence along the southerly and easterly lines of said property described in Volume 220, Page 217 N78°38'57"E 146.37 feet and N11°18'W 206.45 feet to the South Bank of the North Umpqua River; thence along said South Bank N74°59'40"E 146.31 feet to the westerly line of that property described in Volume 220, Page 107 in the Deed Records of Douglas County, Oregon; thence along said westerly line and the southerly line of that property described in Volume 220, Page 107 S11°23'40"E 215.78 feet and N78°38'57"E 146.37 feet to a 1 1/4" iron pipe in the easterly line of said Lot 5; thence along said easterly line S11°25'07"E 1206.34 feet to a 5/8" iron rod in the above said northerly line of Quail Lane County Road No. 138; thence along said northerly line S78°35'W 439.84 feet to the point of beginning and containing 11.04 acres of land, more or less.

The above described parcel is subject to those roadway easements, 10 feet in width, described in Volume 220, Page 217 and Volume 220, Page 107 in the Deed Records of Douglas County, Oregon.

APPROVALS

Francis L. Logan
County Surveyor

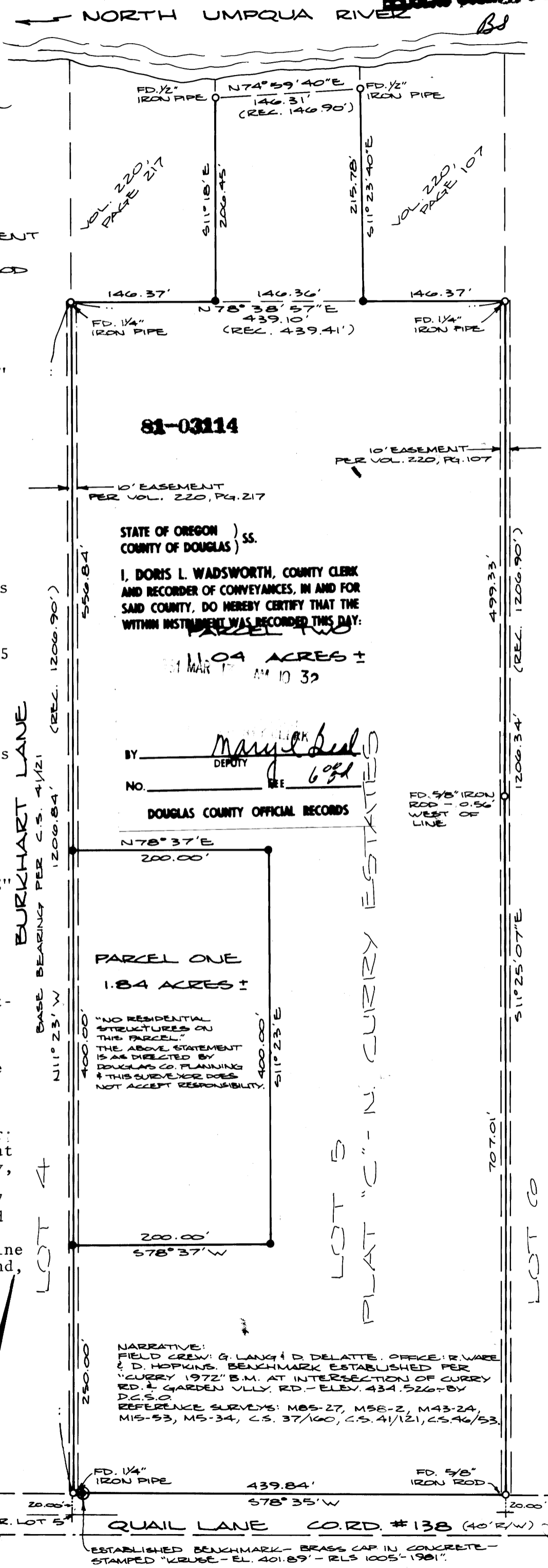
Keith L. Culbre
Planning Department

3-13-81

3/11/81

Date

Date



81-03114

10' EASEMENT PER VOL. 220, PG. 217

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:

11.04 ACRES ±
31 MAR 1981 AM 10 32

BY: *Mary L. Deed*
DEPUTY

NO. 698

DOUGLAS COUNTY OFFICIAL RECORDS

FD. 5/8" IRON ROD - 0.56' WEST OF LINE

PARCEL ONE
1.84 ACRES ±

"NO RESIDENTIAL STRUCTURES ON THIS PARCEL."
THE ABOVE STATEMENT IS AS DIRECTED BY DOUGLAS CO. PLANNING & THIS SURVEYOR DOES NOT ACCEPT RESPONSIBILITY.

NARRATIVE:
FIELD CREW: G. LANG & D. DELATTE. OFFICE: E. WARE & D. HOPKINS. BENCHMARK ESTABLISHED PER "CURRY 1972" B.M. AT INTERSECTION OF CURRY RD. & GARDEN VLLY. RD. - ELEV. 434.5267 BY D.C.S.O. REFERENCE SURVEYS: M85-27, M88-2, M43-24, M15-53, M5-34, C.S. 37/100, C.S. 41/121, C.S. 46/53.

ESTABLISHED BENCHMARK - BRASS CAP IN CONCRETE - STAMPED "KRUSE - EL. 401.89 - RLS 1005 - 1981"