

# A MINOR LAND PARTITION

LYING IN 1/2, SECTION 21, T26S, R4W, W.M.

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

OWNER: DON KERN  
& PARTITIONER: C/O MOUNTAIN TITLE INS. CO.  
2245 STEWART PARKWAY  
ROSEBURG, OREGON

SURVEYOR: BHW ENGINEERING & SURVEYING, INC.  
1205 SE. COURT  
ROSEBURG, OREGON 97470

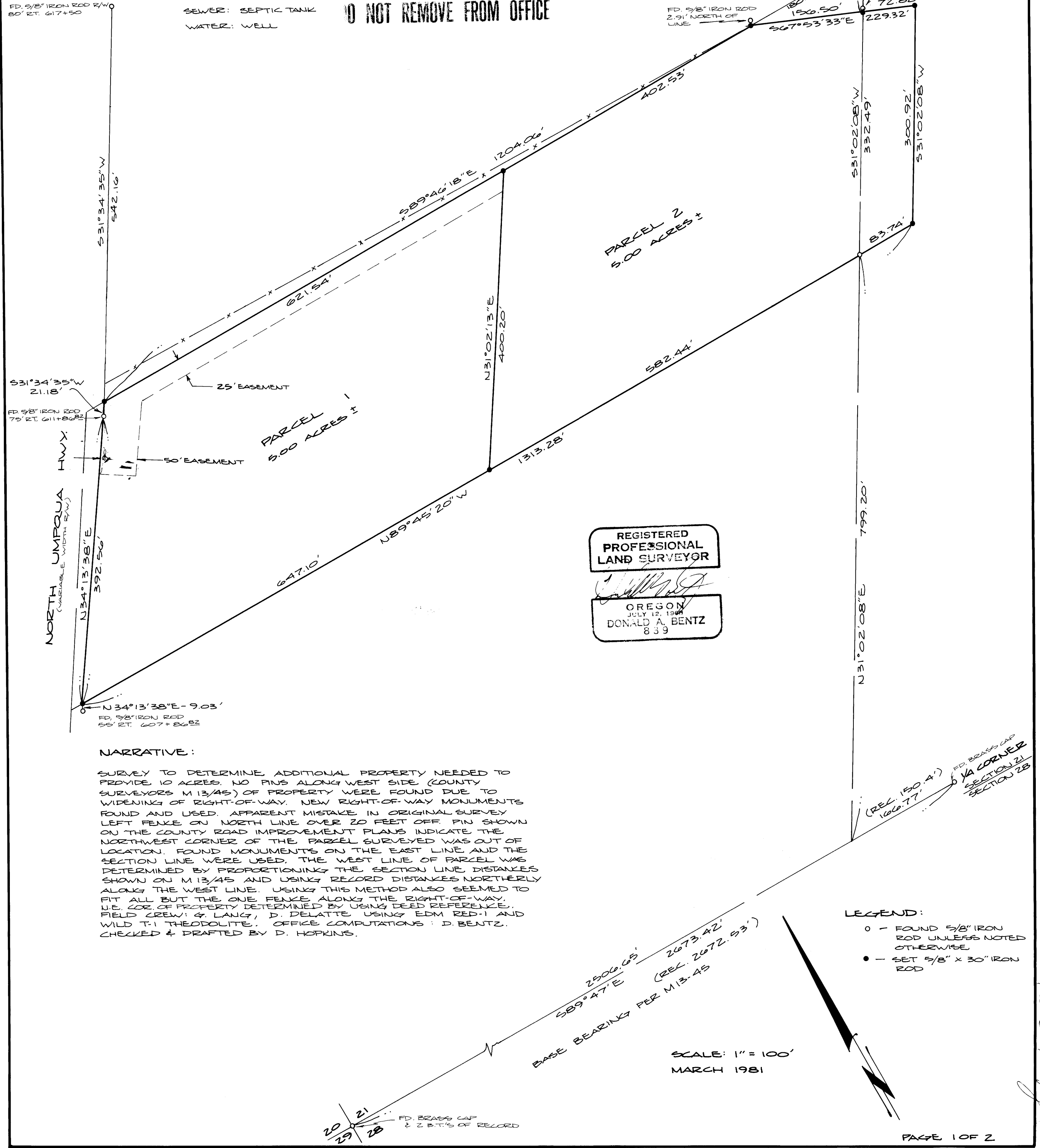
COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FD. 5/8" IRON ROD R/W  
80' RT. 617+50

SEWER: SEPTIC TANK  
WATER: WELL

FD. 5/8" IRON ROD  
2.91' NORTH OF  
LINE

FD. 5/8" IRON ROD  
FD. BOLT N34°52'44"W  
0.45'



### NARRATIVE:

SURVEY TO DETERMINE ADDITIONAL PROPERTY NEEDED TO PROVIDE 10 ACRES. NO PINS ALONG WEST SIDE (COUNTY SURVEYORS M13/45) OF PROPERTY WERE FOUND DUE TO WIDENING OF RIGHT-OF-WAY. NEW RIGHT-OF-WAY MONUMENTS FOUND AND USED. APPARENT MISTAKE IN ORIGINAL SURVEY LEFT FENCE ON NORTH LINE OVER 20 FEET OFF. PIN SHOWN ON THE COUNTY ROAD IMPROVEMENT PLANS INDICATE THE NORTHWEST CORNER OF THE PARCEL SURVEYED WAS OUT OF LOCATION. FOUND MONUMENTS ON THE EAST LINE AND THE SECTION LINE WERE USED. THE WEST LINE OF PARCEL WAS DETERMINED BY PROPORTIONING THE SECTION LINE DISTANCES SHOWN ON M13/45 AND USING RECORD DISTANCES NORTHERLY ALONG THE WEST LINE. USING THIS METHOD ALSO SEEMED TO FIT ALL BUT THE ONE FENCE ALONG THE RIGHT-OF-WAY. U.E. COR. OF PROPERTY DETERMINED BY USING DEED REFERENCE. FIELD CREW: G. LANG, D. DELATTE USING EDM RED-1 AND WILD T-1 THEODOLITE. OFFICE COMPUTATIONS: D. BENTZ. CHECKED & DRAFTED BY D. HOPKINS.

### LEGEND:

- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD

SCALE: 1" = 100'  
MARCH 1981

Handwritten notes and signatures on the right margin.

A MINOR LAND PARTITION LYING IN 5/2, SECTION 21, T26S, R4W, W.M.

FILED  
RECEIVED  
APR 29 1981

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DESCRIPTION:

DESCRIPTION:

PARCEL 1

PARCEL 2

A parcel of land lying in Section 21, Township 26 South, Range 5 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 80-02581 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

A parcel of land lying in Section 21, Township 26 South, Range 4 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 80-02581 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 southeasterly right-of-way line of the North Umpqua Highway from which point the Southwest Corner of the above said Section 21 bears S89°45'20"E 1229.54 feet, S31°02'08"W 799.20 feet and N89°47'W 2506.65 feet; thence along the above said southeasterly right-of-way line N34°13'38"E 392.56 feet to a 5/8" iron rod; thence N31°34'35"E 21.18 feet to a 5/8" iron rod; thence leaving said southeasterly right-of-way line S89°46'18"E 621.54 feet to a 5/8" iron rod; thence S31°02'13"W 400.20 feet to a 5/8" iron rod; thence N89°45'20"W 647.10 feet to the point of beginning and containing 5.00 acres of land, more or less.

Beginning at a 5/8" iron rod from which point the Southwest Corner of the above said Section 21 bears S31°02'08"W 799.20 feet and N89°47'W 2506.65 feet; thence N89°45'20"W 582.44 feet to a 5/8" iron rod; thence N31°02'13"E 400.20 feet to a 5/8" iron rod; thence S89°46'18"E 402.53 feet to a 5/8" iron rod; thence S67°53'33"E 229.32 feet to a 5/8" iron rod; thence S31°02'08"W 300.92 feet to a 5/8" iron rod; thence N89°45'20"W 83.74 feet to the point of beginning and containing 5.00 acres of land, more or less.

Subject to an access easement more particularly described as follows:

Included with the above described Parcel 2 is an access easement more particularly as follows:

A twenty five foot easement contiguous and south of the North line of the above described parcel; a fifty foot easement contiguous to and easterly of the West line of the above described parcel from the Northwest Corner to a point S31°34'35"W 21.18 feet and S34°13'38"W 80.00 feet.

A twenty five foot easement the centerline of which begins at a point on the West line of the above described parcel, said point bears S31°02'13"W 14.55 feet from the Northwest Corner of said parcel thence N89°46'18"W parallel to and 12.5 feet southerly of the westerly prolongation of the north line to its intersection with the North Umpqua Highway right-of-way. Also a fifty foot easement contiguous to and east of said right-of-way running from the previously described easement to a point 85 feet southerly.

Keith L. Cubic  
Douglas County Planning Department

4/24/81  
Date

Francis L. Ingram  
Douglas County Surveyor

4-29-81  
Date

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:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1969  
DONALD A. BENTZ  
839

1981 APR 29 PM 2 11

81-05240

BY Margaret Keel  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

Pl. 4-19-81