

A MAJOR LAND PARTITION lying in the West 1/2 of Section 27, Township 26 South, Range 6 West, Willamette Meridian

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED
JUL 24 1981
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OWNER & PARTITIONER:

James E. Zelenka
1955 N.W. Keasey
Roseburg, OR 97470

SURVEYOR:

BHW Engineering & Surveying, Inc.
1205 S.E. Court
Roseburg, OR 97470

WATER: Umpqua Basin Water Association
SEWER: Septic Tank

SCALE: 1" = 200'
DATE: June 1981

NOTE: THE ACCESS ROAD EASEMENT MUST BE RECORDED WITH THE COUNTY CLERKS OFFICE WITH ANY TRANSFER OF OWNERSHIP.

NARRATIVE:

SURVEY TO MONUMENT MAJOR LAND PARTITION AS TENTATIVELY APPROVED BY DOUGLAS COUNTY PLANNING COMMISSION ON 25 JUNE, 1981. COMPUTATIONS BY R. WARE & R. QUIMBY. DRAFTING BY D. HOPKINS. FIELD CREW: G. LANG & M. RADCLIFFE. EQUIPMENT USED: WILD T-1 THEODOLITE MOUNTED WITH A RED-1 E.D.M.

FOR RECORD BEARINGS & DISTANCES, SEE SURVEY M67-70 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE.

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:

BY Margaret Beal
DEPUTY
NO. 1802 FEE 18.00

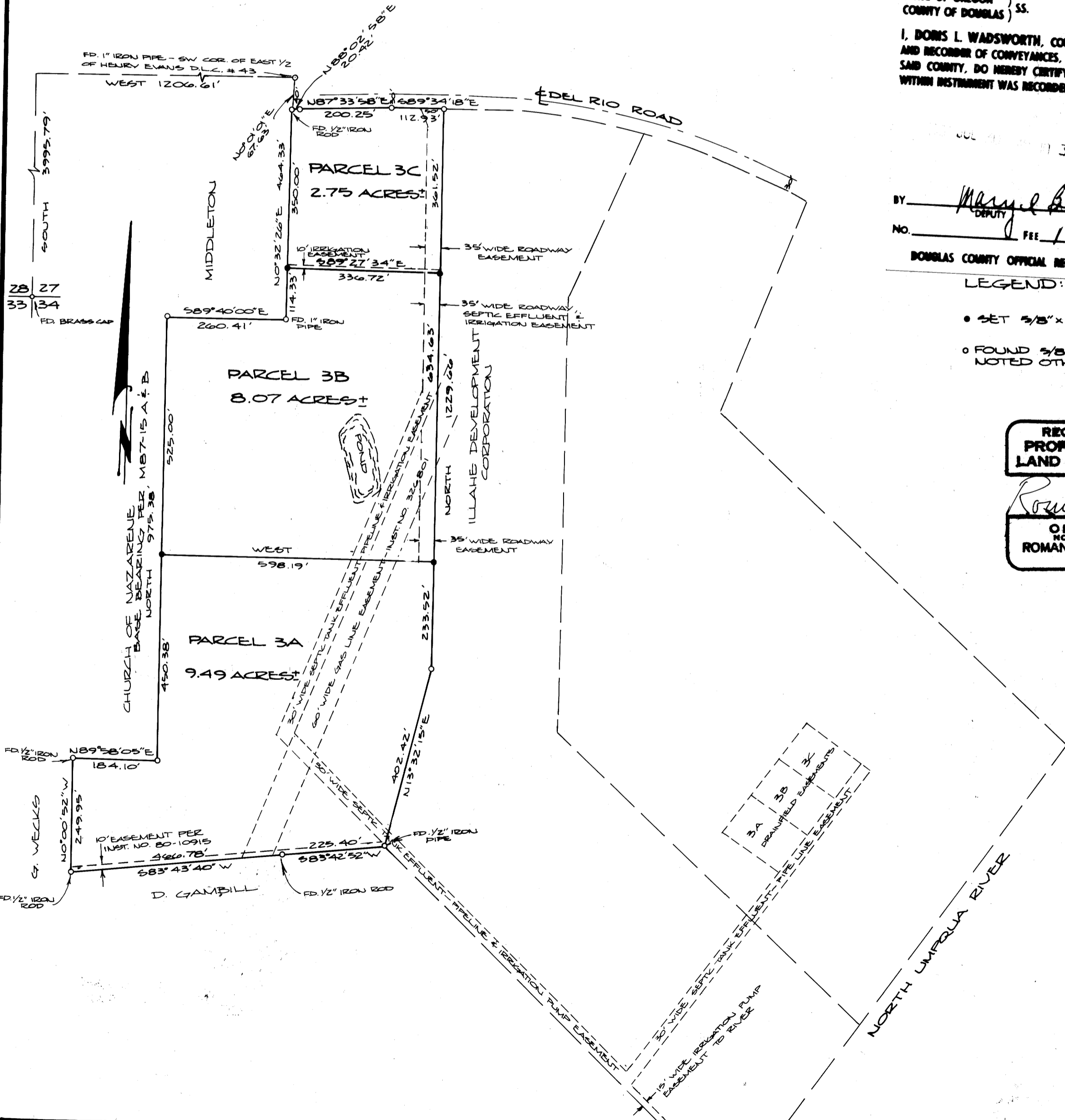
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romans E. Ware
OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005



36-7-89 6/14

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A MAJOR LAND PARTITION lying in the West 1/2 of Section 27,
Township 26 South Range 6 West, Willamette Meridian

DESCRIPTIONS:

PARCEL 3A:

A parcel of land lying in Section 27, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the above said Section 27 bears S 27°38'35" W 3319.24 feet; thence South 233.52 feet to a 5/8" iron rod; thence S 13°32'15" W 402.42 feet to a 1/2" iron pipe on the northerly line of that property described in Instrument Nos. 78-15748 and 78-15746 in the Deed Records of Douglas County, Oregon; thence along said northerly line S 83°42'52" W 225.40 feet to a 1/2" iron rod and S 83°43'40" W 466.78 feet to a 1/2" iron rod at the most South Southwesterly Corner of that property described in Instrument Nos. 78-15743 and 77-19329 in the Deed Records of Douglas County, Oregon; thence along the easterly line of said property as follows: N 0°00'52" W 249.95 feet to a 1/2" iron rod, N 89°58'05" E 184.10 feet to a 5/8" iron rod, and North 450.38 feet to a 5/8" iron rod; thence leaving said easterly line East 598.19 feet to the point of beginning and containing 9.49 acres of land, more or less.

INCLUDED WITH the above described parcel of land is a roadway easement more particularly described as beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 996.15 feet to a 5/8" iron rod; thence West 35.00 feet; thence North 948.83 feet; thence N 17°27'30" W 50.00 feet to the above said southerly right-of-way line; thence S 89°34'18" E 50.00 feet to the point of beginning.

INCLUDED WITH the above described parcel is a septic tank effluent pipeline and irrigation easement, 30 feet in width, 15 feet each side of a centerline more particularly described as follows:

Beginning at a point 15 feet southeasterly of the most easterly corner of that drainfield easement detailed as "1A" on that survey recorded as Survey No. M 87-15A in the Survey Records of Douglas County, Oregon; thence southwesterly parallel to the southeasterly line of said drainfield easement and more generally along a line parallel to and 85 feet northwesterly from the high bank of the North Umpqua River to a point which bears N 43°25'02" E 15.00 feet from the southwesterly line of that Parcel 2 as shown per that said survey filed in Surveyors Office M87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point on the easterly line of the above described parcel and there terminating.

The above described septic tank effluent pipeline and irrigation easement is for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels as shown hereon. Buyers (Grantees) shall not construct any permanent improvements over said easement area.

ALSO INCLUDED WITH above described parcel is that drainfield easement detailed as "1A" on that survey recorded as survey No. M 87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDING an irrigation easement, 15 feet in width, along the southwesterly line of that Parcel 2 as described on that survey recorded as survey No. M87-15A in the Survey Records of Douglas County, Oregon, said southwesterly line of which is more particularly described as beginning at the most westerly corner of said Parcel 2; thence S 46°34'58" E to the North Umpqua River and there terminating.

The above described parcel of land is subject to that 60 foot wide gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon and also a 30 foot wide septic tank effluent pipeline and irrigation easement, the westerly line of which is more particularly described as follows:

Beginning at a 1/2" iron pipe at the southeast corner of the above described parcel; thence N 46°34'58" W to a point which bears northwesterly 30 feet and at right angles to the westerly line of the above said 60 foot wide gas line easement described in Instrument No. 326801; thence Northeasterly and parallel to said westerly line to the North line of the above described parcel and there terminating.

The above described parcel is also subject to that easement described in Instrument No. 80-10915 in the Deed Records of Douglas County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

PARCEL 3B:

A parcel of land lying in Section 27, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the above said Section 27 bears S 23°18'18" W 3892.58 feet; thence South 634.63 feet to a 5/8" iron rod; thence West 598.19 feet to 5/8" iron rod in the east line of that property described in Instrument Nos. 78-15743 and 77-19329 in the Deed Records of Douglas County, Oregon; thence along said east line North 525.00 feet to a 5/8" iron rod in the South line of that property described in Instrument No. 77-04791 in the Deed Records of Douglas County, Oregon; thence along said south line S 89°40' E 260.41 feet to a 1" iron pipe; thence along the east line of said property described in Instrument No. 77-04791 N 0°32'26" E 114.33 feet to a 5/8" iron rod; thence leaving said east line S 89°27'34" E 336.72 feet to the point of beginning and containing 8.07 acres of land, more or less.

INCLUDED WITH the above described parcel of land is a roadway easement more particularly described as beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 361.52 feet to a 5/8" iron rod; thence N 89°27'34" W 35.00 feet; thence North 313.87 feet; thence N 17°27'30" W 50.00 feet to the above said southerly right-of-way line; thence S 89°34'18" E 50.00 feet to the point of beginning.

ALSO INCLUDED WITH the above described parcel is a septic tank effluent pipeline and irrigation easement, 30 feet in width, 15 feet each side of a centerline more particularly described as follows:

Beginning at a point 15 feet southeasterly of the most easterly corner of that drainfield easement detailed as "1B" on that survey recorded as Survey No M 87-15A in the Survey Records of Douglas County, Oregon; thence southwesterly parallel to the southeasterly line of said drainfield easement and more generally along a line parallel to and 85 feet northwesterly from the high bank of the North Umpqua River to a point which bears N 43°25'02" E 15.00 feet from the southwesterly line of that Parcel 2 as shown per that said survey recorded in Survey Records M 87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point which bears 15 feet northwesterly and at right angle to the westerly line of that gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon; thence northeasterly parallel to and 15 feet from said westerly line to a point on the south line of the above described parcel and there terminating.

The above described septic tank effluent pipeline and irrigation easement is for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels as shown hereon. Buyers (Grantees) shall not construct any permanent improvements over said easement area.

ALSO INCLUDED WITH the above described parcel is that drainfield easement detailed as "1B" on that survey recorded as Survey filed M 87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDING an irrigation easement, 15 feet in width, along the southwesterly line of that Parcel 2 as described on that Survey filed M 87-15A in the Survey Records of Douglas County, Oregon, said southwesterly line of which is more particularly described as beginning at the most westerly corner of said Parcel 2; thence S 46°34'58" E to the North Umpqua River and there terminating.

The above described parcel is also subject to a septic tank effluent pipeline and irrigation easement, 30 feet in width, the easterly line of which is described as beginning at the northeast corner of the above described parcel; thence along the east line of the above described parcel to the westerly line of that 60 foot wide gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon; thence southwesterly along said westerly line to the south line of the above described parcel and there terminating.

The above described parcel of land is subject to a roadway easement being the easterly 35 feet of the above described parcel.

88-7-19 Pg 6/13

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 3C:

A parcel of land lying in Section 27, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 361.52 feet to a 5/8" iron rod; thence N 89°27'34" W 336.72 feet to a 5/8" iron rod in the east line of that property described in Instrument No. 77-04791 in the Deed Records of Douglas County, Oregon; thence along said east line N 0°32'26" E 350.00 feet to a 1/2" iron rod on the above said southerly right-of-way line; thence along said southerly right-of-way line as follows: N 88°02'58" E 20.42 feet to a 5/8" iron rod, N 87°33'58" E 200.25 feet to a 5/8" iron rod and S 89°34'18" E 112.93 feet to the point of beginning and containing 2.75 acres of land, more or less.

The above described parcel is subject to an irrigation easement being the southerly 10 feet of the above described parcel.

The above described parcel is also subject to a roadway easement more particularly described as beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 361.52 feet to a 5/8" iron rod; thence N 89°27'34" W 35.00 feet; thence North 313.87 feet; thence N 17°27'30" W 50.00 feet to the above said southerly right-of-way line; thence S 89°34'18" E 50.00 feet to the point of beginning.

INCLUDED WITH the above described parcel is a septic tank effluent pipeline and irrigation easement, 30 feet in width, 15 feet each side of a center-line more particularly described as follows:

Beginning at a point 15 feet southeasterly of the most easterly corner of that drainfield easement detailed as "1C" on that Survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon; thence southwesterly parallel to the southeasterly line of said drainfield easement and more generally along a line parallel to and 85 feet northwesterly from the high bank of the North Umpqua River to a point which bears N 43°25'02" E 15.00 feet from the southwesterly line of that Parcel 2 as shown per that said survey recorded M 87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point which bears 15 feet northwesterly and at right angle to the westerly line of that gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon; thence northeasterly parallel to and 15 feet from said westerly line to a point which bears West 15 feet from the West line of the above said Parcel 2; thence North parallel to said west line to the south line of the above described subject parcel and there terminating.

The above described septic tank effluent pipeline and irrigation easement is for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels as shown hereon. Buyers (Grantees) shall not construct any permanent improvements over said easement area.

ALSO INCLUDED WITH the above described parcel is that drainfield easement detailed as "1C" on that survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDING an irrigation easement, 15 feet in width, along the Southwesterly line of that Parcel 2 as described on that Survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon, said southwesterly line of which is more particularly described as beginning at the most westerly corner of said Parcel 2; thence S 46°34'58" E to the North Umpqua River and there terminating.

APPROVALS:

Keith J. Cubie 7/21/81
Douglas County Planning Department Date

James E. Manan DEPUTY 7-24-81
Douglas County Surveyor Date

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LAND SURVEYOR

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

36-4-19-6/12