

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

FILED
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JUL 31 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OWNER & PARTITIONER:
Dennis E. Murphy
808 Southeast Lane
Suite D
ROSEBURG OR 97470

SURVEYOR:
BHW Engineering & Surveying, Inc.
1205 Southeast Court
ROSEBURG OR 97470
673-0165

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

Romano E. Ware
OREGON
NOV. 16, 1978
ROMANSO E. WARE
1008

BY *Margaret Seal*
DEPUTY
NO. _____ FEE 18.00
DOUGLAS COUNTY OFFICIAL RECORDS

SCALE: 1" = 200'
JULY 1981

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LEGEND:

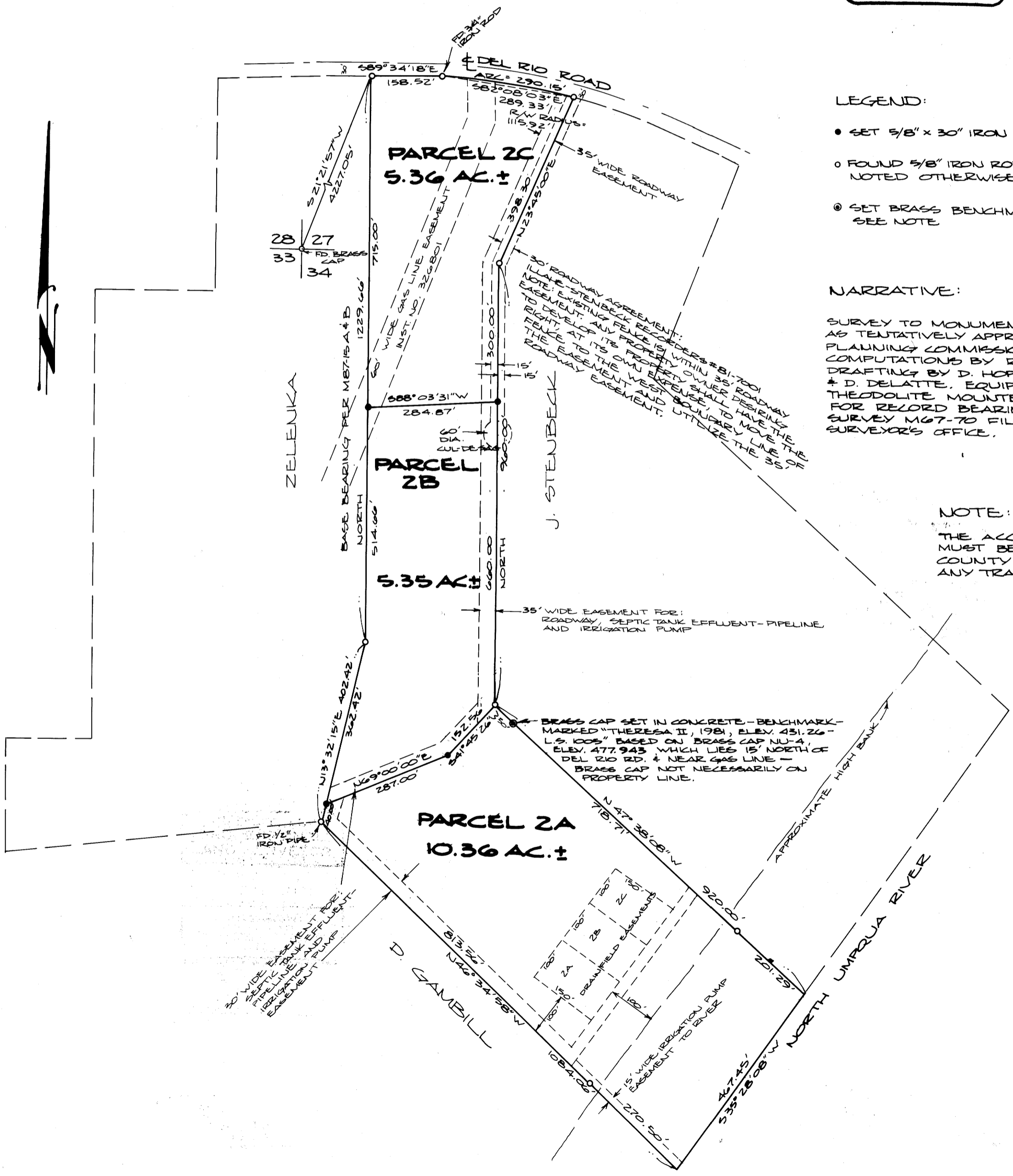
- SET 5/8" x 30" IRON ROD
- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ⊙ SET BRASS BENCHMARK - SEE NOTE

NARRATIVE:

SURVEY TO MONUMENT MAJOR LAND PARTITION AS TENTATIVELY APPROVED BY DOUGLAS COUNTY PLANNING COMMISSION ON 6 JULY, 1981. COMPUTATIONS BY R. WARE & D. BENTZ. DRAFTING BY D. HOPKINS. FIELD CREW: G. LANG & D. DELATTE. EQUIPMENT USED: WILD T-1 THEODOLITE MOUNTED WITH RED-1 E.D.M. FOR RECORD BEARINGS & DISTANCES, SEE SURVEY M67-70 FILED IN DOUGLAS COUNTY SURVEYOR'S OFFICE.

NOTE:

THE ACCESS ROAD EASEMENTS MUST BE RECORDED WITH THE COUNTY CLERK'S OFFICE WITH ANY TRANSFER OF OWNERSHIP.



36-7-
Pg 63A

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

DESCRIPTIONS:

PARCEL 2A:

A parcel of land situated in Section 27, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel also being a portion of Parcel 2 of a Major Land Partition filed in Douglas County Surveyor's Office, filed M87-15A & B, said parcel 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 35°21'44" W 3152.85 feet; thence S 47°38'08" E 718.71 feet to a 5/8" iron rod; thence continuing S 47°38'08" E 201.29 feet to the Right Bank of the North Umpqua River; thence downstream along said Right Bank S 35°28'08" W 467.45 feet to the northeasterly line of that property described in Instrument No. 78-15748 as recorded in the Deed Records of Douglas County, Oregon; thence along said northeasterly line N 46°34'58" W 1084.06 feet to a 1/2" iron pipe; thence leaving said north-easterly line N 13°32'15" E 40.00 feet to a 5/8" iron rod; thence N 69°00'00" E 287.00 feet to a 5/8" iron rod; thence N 41°45'26" E 152.56 feet to the point of beginning and containing 10.36 acres of land, more or less.

INCLUDED WITH the above described parcel is a 35 foot roadway easement, the easterly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod at the most northerly corner of the above described parcel from which point the Southwest Corner of the above said Section 27 bears S 35°21'44" W 3152.85 feet; thence North 960.00 feet to a 5/8" iron rod; thence N 23°45'00" E 398.30 feet to a 5/8" iron rod in the southerly right-of-way line of County Road No. 31 and there terminating.

SUBJECT TO a 30 foot wide septic tank effluent pipeline easement of which the westerly, southwesterly and southeasterly lines of which are more particularly described respectively as follows:

Beginning at a 5/8" iron rod at the most northerly Northwest Corner of the above described parcel, from which point the Southwest Corner of the above said Section 27 bears S 31°43'02" W 2767.90 feet; thence along the westerly and southwesterly lines of said parcel the following courses: S 13°32'15" W 40.00 feet to a 5/8" iron rod and S 46°34'58" E 765 feet, more or less, to a point which bears N 46°34'58" W 70 feet from the High Bank of the North Umpqua River; thence northeasterly 70 feet from and parallel to said High Bank to a point on the northeasterly line of the above described parcel and there terminating.

The above described septic tank effluent pipeline 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 SUBJECT TO drainfield easements detailed as "2B" and "2C" on that survey filed M87-15A in the Survey Records of Douglas County, Oregon.

ALSO SUBJECT TO a 15 foot wide irrigation pump easement, the westerly and southwesterly lines being more particularly described as follows:

Beginning at a 5/8" iron rod at the most northerly Northwest Corner of the above described parcel from which point the Southwest Corner of the above said Section 27 bears S 31°43'02" W 2767.90 feet; thence along the westerly and southwesterly lines of the above said parcel the following courses: S 13°32'15" W 40.00 feet to a 5/8" iron rod and S 46°34'58" E 1084.06 feet to the North Umpqua River and there terminating.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 2B:

A parcel of land situated in Section 27, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of Parcel 2 of that Major Land Partition filed in Douglas County Surveyor's Office, filed M87-15A & B, said parcel 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 North 715.00 feet and S 21°21'57" W 4227.05 feet; thence N 88°03'31" E 284.87 feet to a 5/8" iron rod; thence South 660.00 feet to a 5/8" iron rod; thence S 41°45'26" W 152.56 feet to a 5/8" iron rod; thence S 69°00'00" W 287.00 feet to a 5/8" iron rod; thence N 13°32'15" E 362.42 feet to a 5/8" iron rod; thence North 514.66 feet to the point of beginning and containing 5.35 acres of land, more or less.

SUBJECT TO AND INCLUDED WITH the above described parcel is a 30 foot wide roadway easement as recorded in Instrument No. 81-7001, Deed Records of Douglas County, Oregon, 15 feet each side of a centerline being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears N 82°08'03" W 289.33 feet, N 89°34'18" W 158.52 feet and S 21°21'57" W 4227.05 feet; thence leaving said southerly right-of-way line S 23°45'00" W 398.30 feet to a 5/8" iron rod; thence South 300.00 feet to a 5/8" iron rod at the Northeast Corner of the above described parcel; thence continuing South 71 feet, more or less, and there terminating in a 60 foot diameter cul-de-sac.

ALSO INCLUDED WITH the above described parcel is a 35 foot roadway easement, the easterly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears N 82°08'03" W 289.33 feet, N 89°34'18" W 158.52 feet and S 21°21'57" W 4227.05 feet; thence leaving said southerly right-of-way line S 23°45'00" W 398.30 feet to a 5/8" iron rod; thence South 300.00 feet to a 5/8" iron rod at the Northeast Corner of the above described parcel and there terminating.

ALSO SUBJECT TO that 60 foot wide gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon.

ALSO SUBJECT TO a 35 foot wide easement for roadway, septic tank effluent pipeline and irrigation pump, the easterly line of which is more particularly described as being the easterly 35 feet of the above described parcel.

ALSO SUBJECT TO a 30 foot wide septic tank effluent pipeline and irrigation pump easement, the southeasterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod in the easterly line of Parcel 2 of that survey filed M87-15A in the Douglas County Surveyor's Office from which point the Southwest Corner of the above said Section 27 bears S 35°21'44" W 3152.85 feet; thence leaving said easterly line S 41°45'26" W 152.56 feet to a 5/8" iron rod; thence S 69°00'00" W 287.00 feet to a 5/8" iron rod in the westerly line of the above said Parcel 2 of Survey filed M87-15A and there terminating.

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 "2B" on that survey filed M87-15A 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 survey filed M87-15A in Douglas County Surveyor's Office; thence N 46°34'58" W parallel to said southwesterly line to a point which bears N 73°28'39" E 16.82 feet from the most westerly corner of the above said Parcel 2 of that survey filed M87-15A; thence N 13°32'15" E 41.59 feet to a point on the southeasterly line of the above described parcel and there terminating.

The above described septic tank effluent pipeline and irrigation pump easements are 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 "2B" on that survey filed M87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDED WITH the above described parcel is an irrigation pump easement, 15 feet in width along the westerly and southwesterly lines of that Parcel 2 as shown on that survey filed M87-15A in the Survey Records of Douglas County, Oregon, the westerly and southwesterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod at the most westerly corner of the above described parcel from which point the Southwest Corner of the above said Section 27 bears S 31°43'02" W 2767.90 feet; thence along the westerly and southwesterly lines of the above said parcel the following courses: S 13°32'15" W 40.00 feet to a 5/8" iron rod and S 46°34'58" E 1084.06 feet to the North Umpqua River and there terminating.

Handwritten notes: 2B, 4, Pg 63 B

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

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 2C:

A parcel of land situated in Section 27, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of Parcel 2 of that Major Land Partition filed in Douglas County Surveyor's Office, filed M87-15A & B, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in 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 4227.05 feet; thence along said southerly right-of-way line the following courses: S 89°34'18" E 158.52 feet to a 3/4" iron rod and along the arc of a 1115.92 foot radius curve to the right (the long chord of which bears S 82°08'03" E 289.33 feet) 290.15 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line S 23°45'00" W 398.30 feet to a 5/8" iron rod; thence South 300.00 feet to a 5/8" iron rod; thence S 88°03'31" W 284.87 feet to a 5/8" iron rod; thence North 715.00 feet to the point of beginning and containing 5.36 acres of land, more or less.

SUBJECT TO AND INCLUDED WITH the above described parcel is a 30 foot wide roadway easement as recorded in Instrument No. 81-7001, Douglas County Deed Records, 15 feet each side of a centerline more particularly described as the easterly line of the above described parcel.

ALSO SUBJECT TO a 35 foot roadway easement being more particularly described as being the easterly 35 feet of the above described parcel.

ALSO SUBJECT TO that 60 foot wide gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon.

ALSO INCLUDED WITH the above described parcel is a septic tank effluent pipeline and irrigation pump 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 "2C" on that survey recorded as M87-15A 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 said survey recorded as Survey M87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point which bears N 73°28'39" E 16.82 feet from the most westerly corner of the above said Parcel 2 of that survey recorded M87-15A; thence N 13°32'15" E 41.59 feet and there terminating.

ALSO INCLUDED WITH the above described parcel is a 30 foot wide septic tank effluent pipeline and irrigation pump easement, the easterly and southeasterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod at the southeasterly corner of the above described parcel from which point the Southwest Corner of the above said Section 27 bears S 29°27'15" W 3710.80 feet, said point also being in the easterly line of that Parcel 2 of Survey recorded as M87-15A in the Douglas County Surveyor's Office; thence along said easterly line South 660.00 feet to a 5/8" iron rod; thence leaving said easterly line S 41°45'26" W 152.56 feet to a 5/8" iron rod; thence S 69°00'00" W 287.00 feet to a 5/8" iron rod in the westerly line of the above said Parcel 2 of Survey No. M87-15A and there terminating.

The above described septic tank effluent pipeline and irrigation pump easements are for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels 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 "2C" on that survey filed M87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDED WITH the above described parcel is an irrigation easement, 15 feet in width, along the westerly and southwesterly lines of that Parcel 2 as shown on that survey filed M87-15A in the Survey Records of Douglas County, Oregon, said westerly and southwesterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly line of said Parcel 2 of that survey filed M87-15A from which point the Southwest Corner of the above said Section 27 bears S 31°43'02" W 2767.90 feet; thence along the westerly and southwesterly lines of said Parcel 2 the following courses: S 13°32'15" W 40.00 feet to a 5/8" iron rod and S 46°34'58" E 1084.06 feet to the North Umpqua River and there terminating.

APPROVALS:

Keith L. Cubie

Douglas County Planning Department

7/21/81
Date

Francis L. Ingram

Douglas County Surveyor's Office

7-31-81
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware
OREGON
NOV. 10, 1973
ROMANSO E. WARE
1003

36-7-81 Pg 63C