

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

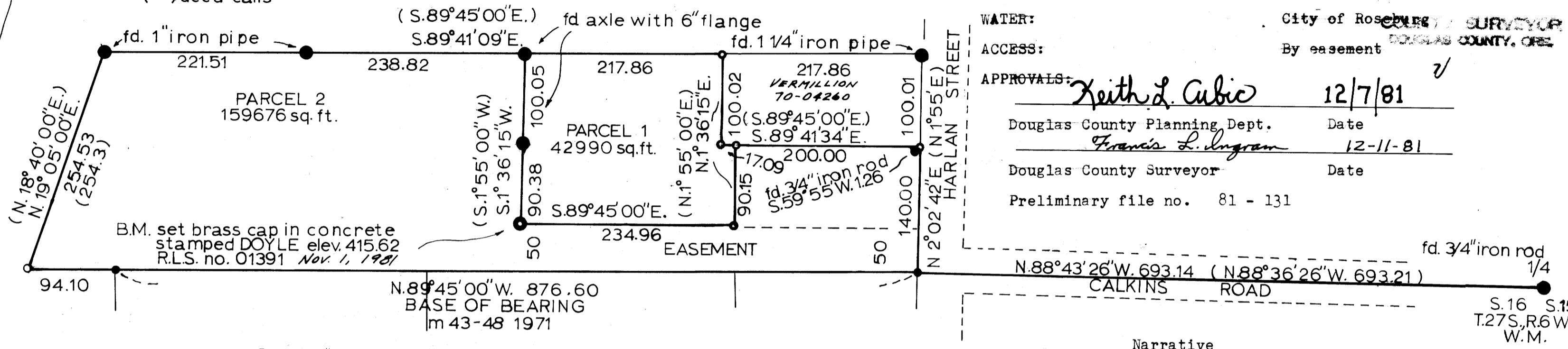
MAJOR LAND PARTITION

in the N.E. 1/4 and the S.E. 1/4 of Sec. 16, T.27S., R 6W., W.M.
Surveyed by W.S. Barnes, October 1981

SCALE 1in.= 100ft.

- LEGEND
- found 5/8 in. iron rod
 - found as shown
 - set 5/8 in. x 30 in. iron rod
 - ⊙ set 2 in. brass cap in concrete
 - () deed calls

S. UMPQUA RIVER



PARTITIONER AND LEGAL OWNER: John W. and Margaret H. Doyle
3995 N. W. Calkins Road
Roseburg, Oregon 97470
Ph. 672 - 2924

REGISTERED PROFESSIONAL LAND SURVEYOR

MAP PREPARED BY: W.S. Barnes
OREGON SEPT. 23, 1977
WILLIAM S. BARNES 1931

NUMBER OF LOTS: 2

SEWER: Septic system

WATER: City of Roseburg

ACCESS: By easement

APPROVALS: Keith L. Cubic 12/7/81
Francis L. Ingram 12-11-81
Douglas County Planning Dept. Date
Douglas County Surveyor Date
Preliminary file no. 81 - 131

RECEIVED KR

FILED

DOUGLAS COUNTY SURVEYOR

Parcel # 1 description

Beginning at a 5/8 in. iron rod in the South line of that property described in the Douglas Co. deed records ref. no. 70-04260 (Vermillion), which bears N. 80° 00' 35" W. 901.64 ft. (deed N. 79° 56' 41" W. 902.90 ft.) from the 1/4 corner common to Sections 15 & 16, T. 27 S., R. 6 W., W. M.; thence N. 89° 41' 34" W. 17.09 ft. along said south line to a 5/8 in. iron rod; thence N. 1° 36' 15" E. 100.02 ft. along the West line of the East 1/2 of the property described in the Douglas Co. deed records ref. no. 70-04260 (Vermillion) to a 5/8 in. iron rod; thence N. 89° 41' 09" W. (deed N. 89° 45' W.) 217.86 ft. along the South line of those properties described in the Douglas Co. deed records ref. no.s 78-15285 (Huckins) and 67-03080 (Toleno) to an auto axle; thence S. 1° 36' 15" W. 100.05 ft. (deed S. 1° 55' W. 100 ft.) to an auto axle; thence continuing S. 1° 36' 15" W. 90.38 ft. to a brass cap set in concrete (elevation B. M. stamped DOYLE); thence S. 89° 45' 00" E. 234.96 ft. to a 5/8 in. iron rod; thence N. 1° 36' 15" E. 90.15 ft. to the point of beginning; all lying in the N. E. 1/4 of Section 16, T. 27 S., R. 6 W., W. M.

Together with a 50 ft. wide easement for access and utility purposes lying North of and being adjacent to the following described line; beginning at a 5/8 in. iron rod at the S. E. corner of parcel no. 2; said S. E. corner bears N. 88° 43' 26" W. 693.14 ft. (deed N. 88° 36' 26" W. 693.21 ft.) from the East 1/4 corner of Sec. 16, T. 27 S., R. 6 W., W. M.; thence along the South line of parcel no. 2 N. 89° 45' 00" W. 433.89 ft. to a point in the said South line.

Parcel # 2 description

This survey in Sec. 16, T. 27 S., R 6 W., W. M. retraces lines previously surveyed as shown by maps M-43-48, M- 43-10 and C. S. file 55 - 146. Major deed ref. no. is 70573 and a parcel previously sold from the major deed is reference no. 70 - 04260. Measurements are with transit and steel tape. I occupied the S. E. corner of parcel # 2 and with a direct sight to the East 1/4 corner of Sec. 16, I began a traverse around the perimeter of the major property, holding as close as possible to other found monuments which could not be occupied. Those monuments were side tied to the traverse. Error of closure was .08 ft. in 2265 ft. I found distances to be very close to calls but bearings were inconsistent indicating that deed may have been written from compass bearings. I held the called bearing for the South line of property and using this line for a base I show other points in relation to this line.

Beginning at a 5/8 in. iron rod in the West line of Harlan Street which bears N. 88° 43' 26" W. 693.14 ft. (deed N. 88° 28' W. 693.2 ft. and S. 1° 55' W. 1.7 ft.) from the 1/4 corner common to sections 15 and 16, T. 27 S., R. 6 W., W.M.; thence N. 89° 45' 00" W. 876.60 ft. along the North line of properties described in the Douglas Co. deed records ref. no.s 67-09665 (Jackson), 72-12171 (Jackson), 71-08013 (Mast) and 73-06401 (Mast) to a 5/8 in. iron rod; thence N. 89° 45' 00" W. 94.10 ft. along the North line of that property described in the Douglas Co. deed records ref. no. 80-00574 (Doyle) to a 5/8 in. iron rod; thence N. 19° 05' 00" E. 254.53 ft. (deed N. 18° 40' E. 254.3 ft.) along the East line of that property described in the Douglas Co. deed records ref. no. 80-00574 (Doyle) to a one inch iron pipe (conduit); thence S. 89° 41' 09" E. 460.33 ft. (deed S. 89° 45' 00" E. 460.33 ft.) along the South line of those properties described in the Douglas Co. deed records ref. no.s 74-06858 (Bovee), 76-10271 (Helber) and 67-03080 (Toleno) to an auto axle; thence S. 1° 36' 15" W. 100.05 ft. (deed S. 1° 55' W. 100.00 ft.) along the West side of that property described in the Douglas Co. deed records ref. no. 81-4129 (Jorgenson) to an auto axle; thence S. 1° 36' 15" W. 90.38 ft. to a brass cap set in concrete (elevation B. M. stamped DOYLE); thence S. 89° 45' 00" E. 234.96 ft. to a 5/8 in. iron rod; thence N. 1° 36' 15" E. 90.15 ft. to a 5/8 in. iron rod; thence S. 89° 41' 34" E. 200.00 ft. (deed S. 89° 45' E.) along the South line of that property described in the Douglas Co. deed records ref. no. 70-04260 (Vermillion) to a 5/8 in. iron rod; thence S. 2° 02' 42" W. 140.00 ft. (deed S. 1° 55' W. 140.00 ft.) along the West line of Harlan Street to the point of beginning; all lying in the N. E. and the S. E. 1/4s of Sec. 16, T. 27 S., R. 6 W., W. M.

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

I, DONIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

Reference B.M. - City of Roseburg 17-1
E.I. 458.81

1981 DEC 11 PM 4 09

BY: *Margaret Doyle*
DOUGLAS COUNTY CLERK
DEPUTY

81-15834

NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

65-689-59