

A MAJOR LAND PARTITION in Sec. 19 & 30, T28S, R5W, W.M. and in Sec. 24 & 25, T28S, R6W, W.M.

PARTITIONER & OWNER:

Robert V. & Maxine Dettinger
871 Glengary Loop Road
Roseburg, Oregon 97470

SURVEYOR:

BHW Engineering & Surveying, Inc.
1205 Southeast Court
Roseburg, Oregon 97470

SCALE: 1" = 100'

DATE: FEBRUARY 1982

Sewer: Septic tank

Water: Roberts Creek Water District

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 24, Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument No. 74-4323 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of County Road No. 121 from which point the S. E. Corner of Donation Land Claim No. 44 bears N89°01'49"E 2137.52 feet; thence S43°36'55"W 12.53 feet to a 5/8" iron rod; thence S2°56'30"E 255.23 feet to a 5/8" iron rod; thence N84°27'22"W 871.32 feet to a 5/8" iron rod; thence N0°01'49"W 241.55 feet to a 5/8" iron rod at the southwest corner of that property described in Instrument No. 66-11536 in the Deed Records of Douglas County, Oregon; thence along the south line of said property described in Instrument No. 66-11536 S87°30'50"E 162.68 feet to a 5/8" iron rod and S86°50'12"E 318.25 feet to a 5/8" iron rod in the above said southerly line of County Road No. 121; thence along said southerly line S44°38'06"E 21.55 feet to a 5/8" iron rod, S84°51'44"E 243.32 feet to a 5/8" iron rod, and S89°59'04"E 125.14 feet to the point of beginning and containing 5.00 acres of land, more or less.

The above described parcel is subject to a 35 foot wide roadway easement, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of County Road No. 121 from which point the Southeast Corner of Donation Land Claim No. 44, Township 28 South, Range 6 West, Willamette Meridian bears N89°17'08"E 2340.11 feet; thence along said centerline as follows: S9°09'38"W 98.17 feet to a 5/8" iron rod, S6°25'22"E 100.80 feet to a 5/8" iron rod, and S17°45'22"E 57.81 feet to a 5/8" iron rod on the south line of the above described parcel and there terminating.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

COUNTY OF OREGON)
COUNTY OF DOUGLAS)

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

FILED *as*
RECEIVED JRL

1982 MAR 5 AM 11 13

MAR 5 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary Beth*
No. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

82-02164

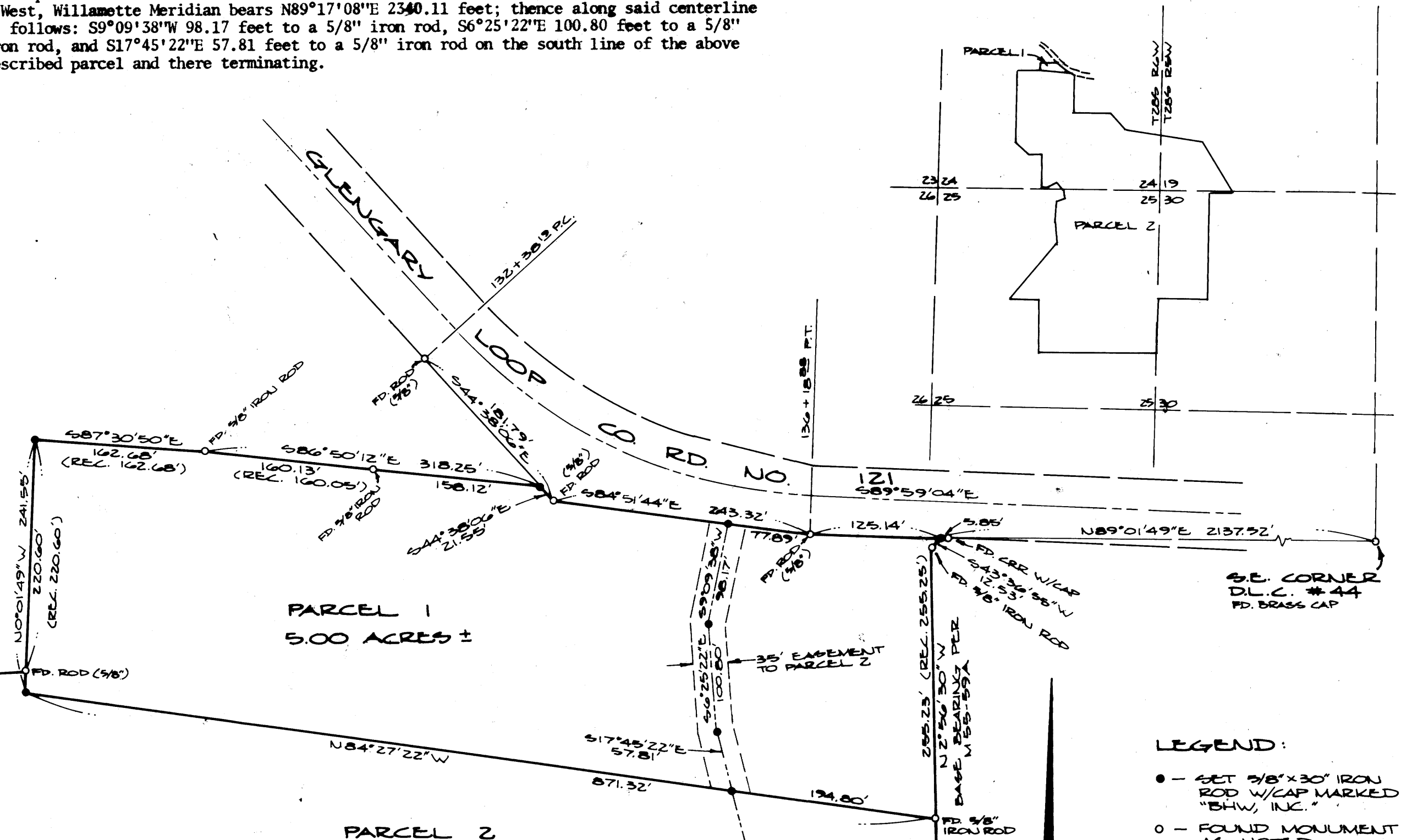
PARCEL 2

All that property described in Instrument No. 74-4323 in the Deed Records of Douglas County, Oregon excepting the above described Parcel 1.

APPROVALS:

Keith L. Cubic 3/4/82
PLANNING DEPARTMENT DATE

Francis L. Logan 3-4-82
COUNTY SURVEYOR DATE



ALL THAT PROPERTY DESCRIBED IN INSTR. NO. 74-4323
IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON
EXCEPTING THE ABOVE DESCRIBED PARCEL 1.

480 ACRES ±

NARRATIVE:

SURVEY FOR PURPOSE OF A MAJOR LAND PARTITION.
FOR BASE BEARING & RECORD MEASUREMENTS SEE
UNAPPROVED PLAT OF "ROLLING OAKS RANCH" AS FILED
AS M55-59A. M.L.P. IS A PORTION OF LOTS 1, 2 & 3 OF BLOCK 1.
FIELD CREW: MIKE RADCLIFFE & GREG LANG.
EQUIPMENT: WILD T-1 MOUNTED W/LEITZ RED-1.
OFFICE: ROMNEY WARE & DEBBIE HOPKINS.

LEGEND:

- - SET 5/8" x 30" IRON ROD W/CAP MARKED "BHW, INC."
- - FOUND MONUMENT AS NOTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romney Ware

OREGON
NOV. 18, 1878
ROMANSO E. WARE
1005

74-12-116