

A MINOR LAND PARTITION LYING IN SE 1/4, SEC. 2, T26S, R3W, W.M.

PARTITIONER & OWNER: COUNTY SURVEYORS FILE DATA
LUKE SUITER
P.O. BOX 1223
ROSEBURG, OR. 97470
DO NOT REMOVE FROM OFFICE

FILED BS
RECEIVED DLB

MAR 22 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. BS

SURVEYOR:
BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, OR. 97470

SCALE: 1" = 100'
FEBRUARY 1982

WATER: STREAM OR SPRING
SEWER: SEPTIC TANK

LEGEND:
○ - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
● - SET 5/8" x 30" IRON ROD W/CAP MARKED "BHW, INC."

NARRATIVE:
THIS MINOR LAND PARTITION INVOLVES THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 78-15810 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. FOR ADDITIONAL INFORMATION SEE SURVEY M89-2, COUNTY SURVEYOR'S OFFICE.
FIELD CREW: RON QUIMBY & GREG LANG.
OFFICE: ROMNEY WARE & DEBBIE HOPKINS.
EQUIPMENT: WILD T-1 THEODOLITE MOUNTED W/RED-1 EDM.

DESCRIPTIONS:

PARCEL 1:
A parcel of land being Parcel 1 of that property described in Instrument No. 78-15810 in the Deed Records of Douglas County, Oregon and lying in Section 2, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod from which point the East 1/4 Corner of the above said Section 2 bears S 88°57'05" E 50.00 feet and N 1°16'36" E 656.84 feet; thence S 1°16'36" W 324.99 feet to a 5/8" iron rod; thence N 88°43'24" W 300.00 feet to a 5/8" iron rod; thence S 1°16'36" W 181.14 feet to a 5/8" iron rod in the northerly line of the Old North Umpqua Road; thence along said northerly line S 77°16' E 153.16 feet to a 5/8" iron rod and N 86°52' E 150.34 feet to a 5/8" iron rod; thence leaving said northerly line S 1°16'36" W 130.88 feet to the southerly line of that above said Parcel 1 described in Instrument No. 78-15810; thence along said southerly line N 88°29'27" W 599.02 feet; thence N 1°08'10" E 651.05 feet to a 5/8" iron rod; thence S 88°57'05" E 600.62 feet to the point of beginning and containing 7.13 acres of land, more or less.
Excepting therefrom that portion lying within the North Umpqua Highway right-of-way.
The above described parcel is also subject to that portion lying within the Old North Umpqua Road.

PARCEL 2:
A parcel of land being Parcel 2 of that property described in Instrument No. 78-15810 in the Deed Records of Douglas County, Oregon and lying in Section 2, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the northerly line of Old North Umpqua Road from which point the East 1/4 Corner of the above said Section 2 bears N 85°57' E 50.25 feet and N 1°16'36" E 1177.08 feet; thence along said northerly line S 86°52' W 150.34 feet to a 5/8" iron rod and N 77°16' W 153.16 feet to a 5/8" iron rod; thence leaving said northerly line N 1°16'36" E 181.14 feet to a 5/8" iron rod; thence S 88°43'24" E 300.00 feet to a 5/8" iron rod; thence S 1°16'36" W 200.00 feet to the point of beginning and containing 1.38 acres of land, more or less.

APPROVALS:

Keith L. Cubic 3/12/82
Douglas County Planning Department Date
Francis L. Ingram 3-22-82
Douglas County Surveyor Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Romney E. Ware
OREGON
NOV. 18, 1975
ROMANSON E. WARE
1005

STATE OF OREGON) SS.
COUNTY OF DOUGLAS)
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:

1982 MAR 22 AM 9 14

BY Romney E. Ware
DOUGLAS COUNTY CLERK
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

82-02777

