

Bk. 7-89-135A

A MINOR LAND PARTITION

IN N 1/2, SECTION 11, T28S, R6W, W.M.

PARTITIONER & OWNER:

UMPQUA DEVELOPMENT CORPORATION
410 SPRUCE STREET
ROSEBURG, OR 97470

SURVEYOR:

BHW ENGINEERING, INC.
1205 S.E. COURT
ROSEBURG, OR 97470

SEWER SERVICE: GREEN SANITARY DISTRICT
WATER SERVICE: ROBERTS CREEK WATER DISTRICT

SCALE: 1" = 200'
APRIL 1982

LEGEND:

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

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:

1982 APR 30 PM 3 32

BY Mary J. Deaf
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

FILED ⁸⁸
RECEIVED RWS

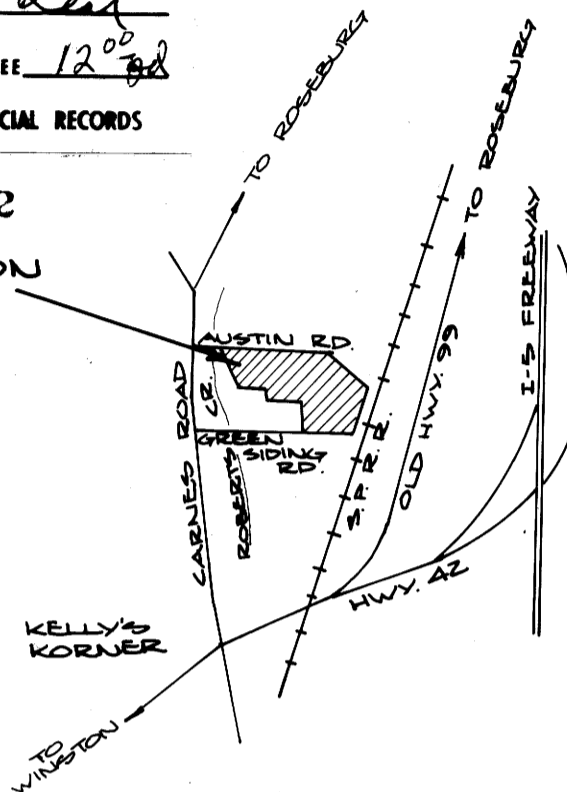
APR 30 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

88

82-04362

PARTITION AREA

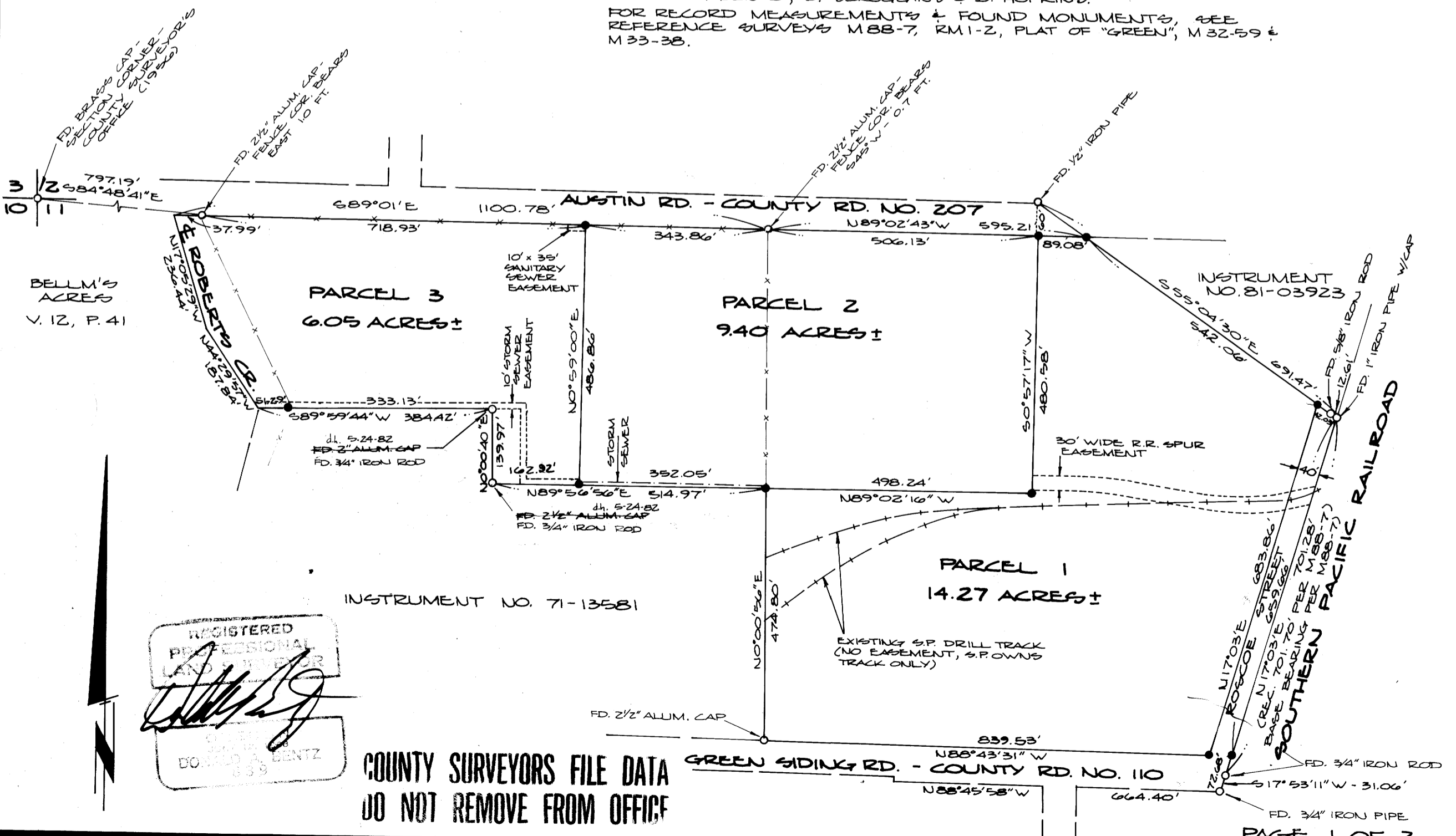


VICINITY MAP

NOT TO SCALE

NARRATIVE:

SURVEY TO MINOR LAND PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 73-03684 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. FIELD CREW: D. BENTZ, R. WARE, G. LANG. EQUIPMENT: WILD T-1 THEODOLITE MOUNTED W/RED-1 E.D.M. OFFICE: D. BENTZ, D. SCROGGINS & D. HOPKINS. FOR RECORD MEASUREMENTS & FOUND MONUMENTS, SEE REFERENCE SURVEYS M88-7, RM1-2, PLAT OF "GREEN", M32-59 & M33-38.



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
DORIS L. WADSWORTH
COUNTY CLERK

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Db. 7 - Pg. 135B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *RWD*

APR 30 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A MINOR LAND PARTITION
IN NY2, SECTION 11, T28S, R6W, W.M.

PARCEL 1

A parcel of land lying in Section 11. Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument No. 73-03684 as recorded 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 right-of-way line of Austin Road (County Road No. 207) from which point the Northwest Corner of the above said Section 11 bears N 89°02'43" W 506.13 feet, N 89°01' W 1062.79 feet, and N 84°48'41" W 797.19 feet; thence along said southerly right-of-way line S 89°02'43" E 89.08 feet to a 5/8" iron rod in the southwesterly line of that property described in Instrument No. 81-03923 as recorded in the Deed Records of Douglas County, Oregon, thence along said southwesterly line S 55°04'30" E 542.06 feet to the westerly right-of-way line of Roscoe Street thence along said westerly right-of-way line S 17°03' W 683.86 feet to a 5/8" iron rod in the north right-of-way line of Green Siding Road (County Road No. 110); thence along said north right-of-way line N 88°43'31" W 839.53 feet to a 2 1/2" Cap at the southeast corner of that property described in Instrument No. 71-13581 as recorded in the Deed Records of Douglas County, Oregon; thence along the east line of said property described in Instrument No. 71-13581 N 0°00'56" E 474.80 feet to a 5/8" iron rod; thence S 89°02'16" E 498.24 feet to a 5/8" iron rod; thence N 0°57'17" E 480.58 feet to the point of beginning and containing 14.27 acres of land, more or less.

SUBJECT TO the following perpetual easement running with the below described Parcel 2:

A strip of land for a railroad spur 30 feet in width lying 15 feet on either side of the following described centerline:

Beginning at a point from which the Section Corner common to Sections 2, 3, 10 & 11, Township 28 South, Range 6 West, Willamette Meridian, bears N 76°39'47" W 2420.24 feet being also on the east line of said Parcel 2 bearing N 0°57'17" E 20 feet from the southeast corner thereof; thence S 89°02'16" E 84.61 feet to a point; thence along the arc of a 573.14 foot radius curve to the right (the long chord of which bears S 83°26'38" E 111.74 feet) 111.88 feet to a point; thence S 77°51' E 78.98 feet to a point; thence along the arc of a 573.14 foot radius curve to the left (the long chord of which bears S 80°45'57" E 58.31 feet) 58.32 feet to a point; thence S 83°40'55" E to the centerline on existing railroad spur; thence along said existing spur easterly to Southern Pacific Transportation Company railroad.

PARCEL 2

A parcel of land lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon being a portion of that property described in Instrument No. 73-03684 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod with cap in the southerly right-of-way line of Austin Road (County Road No. 207) from which point the Northwest Corner of the above said Section 11, bears N 89°01' W 718.93 feet and N 84°48'41" W 797.19 feet; thence along said southerly right-of-way line S 89°01' E 343.86 feet to a 2 1/2" aluminum cap thence continuing along said southerly right-of-way line S 89°02'43" E 506.13 feet to a 5/8" iron rod with cap; thence leaving said southerly right-of-way line S 0°57'17" W 480.58 feet to a 5/8" iron rod with cap; thence N 89°02'16" W 498.24 feet to a 5/8" iron rod with cap; said point being the most Easterly Northeast Corner of that property described in Instrument No. 71-13581 as recorded in the Deed Records of Douglas County, Oregon; thence along the most southerly north line of said property described in Instrument No. 71-13581 S 89°56'56" W 352.05 feet to a 5/8" iron rod with cap; thence leaving said North Line N 0°59'00" E 486.86 feet to the point of beginning and containing 9.40 acres of land, more or less.

Together with the following perpetual easements running with said Parcel 2.

1. A strip of land for a railroad spur 30 feet in width lying 15 feet on either side of the following described centerline:

Beginning at a point from which the Section Corner common to Sections 2, 3, 10 & 11, Township 28 South, Range 6 West, Willamette Meridian, bears N 76°39'47" W 2420.24 feet being also on the east line of said Parcel 2 bearing N 0°57'17" E 20 feet from the southeast corner thereof; thence S 89°02'16" E 84.61 feet to a point; thence along the arc of a 573.14 foot radius curve to the right (the long chord of which bears S 83°26'38" E 111.74 feet) 111.88 feet to a point; thence S 77°51' E 78.98 feet to a point; thence along the arc of a 573.14 foot radius curve to the left (the long chord of which bears S 80°45'57" E 58.31 feet) 58.32 feet to a point; thence S 83°40'55" E to the centerline on existing railroad spur; thence along said existing spur easterly to Southern Pacific Transportation Company railroad.

PARCEL 2 CONTINUED

2. A strip of land for a sanitary sewer 10 feet in width, 5 feet on either side of the following described centerline:

Beginning at a point of the west line of said Parcel 2 bearing S 0°59'00" W 5 feet from the Northwest Corner thereof; thence N 89°01' W parallel to and 5 feet measured at right angle from the south line of aforesaid Austin Road 35 feet and there terminating

3. A strip of land along an existing storm sewer to convey storm water runoff from said Parcel 2, 10 feet in width lying 5 feet on either side of the following described centerline:

Beginning at the centerline of an existing storm sewer on the West Line of said Parcel 2 and 6 feet, more or less, from the Southwest Corner thereof; thence along the centerline of said existing storm sewer the following courses: N 89°59'44" E 96 feet more or less to a manhole, N 0°00'59" E 140 feet more or less to a manhole, S 89°59'44" W 450 feet more or less to Roberts Creek and there terminating together with the perpetual right to convey storm drainage from said Parcel 2 to Roberts Creek.

4. Subject to established right of others but not bearing responsibility for maintenance or any damage caused by failure of an existing 24" storm sewer along the following described line:

Beginning at the centerline of an existing 24" storm sewer on the west line of said Parcel 2 and 6 feet, more or less, from the Southwest Corner thereof; thence along the centerline of said existing storm sewer N 89°59'44" E 352 feet, more or less, to the end of said sewer and there terminating.

PARCEL 3

A parcel of land lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument No. 73-03684 as recorded in the Deed Record of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 2 1/2" aluminum cap in the southerly right-of-way line of Austin Road (County Road No. 207) from which point the Northwest Corner of the above said Section 11 bears N 84°48'41" W 797.19 feet; thence along said southerly right-of-way line S 89°01' E 718.93 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line S 0°59' W 486.86 feet to a 5/8" iron rod in the northerly line of that property described in Instrument No. 71-13581 in the Deed Records of Douglas County, Oregon; thence along said northerly line as follows: S 89°56'56" W 162.92 feet, N 0°00'40" E 139.97 feet, and S 89°59'44" W 384.42 feet to the centerline of Roberts Creek; thence along said centerline N 44°29' 57" W 187.84 feet and N 17°05'29" W 236.44 feet to a point in the above said southerly right-of-way line of Austin Road; thence along said southerly right-of-way line S 89°01' E 37.99 feet to the point of beginning and containing 6.05 acres of land, more or less.

SUBJECT TO the following perpetual easements running with the above described Parcel 2:

1. A strip of land for a sanitary sewer 10 feet in width, 5 feet on either side of the following described centerline:

Beginning at a point on the west line of said Parcel 2 bearing S 0°59'00" W 5 feet from the Northwest Corner thereof; thence N 89°01' W parallel to and 5 feet measured at right angle from the south line of aforesaid Austin Road 35 feet and there terminating.

2. A strip of land along an existing storm sewer to convey storm water runoff from said Parcel 2, 10 feet in width lying 5 feet on either side of the following described centerline:

Beginning at the centerline of an existing storm sewer on the West line of said Parcel 2 and 6 feet, more or less, from the Southwest Corner thereof; thence along the centerline of said existing storm sewer the following courses: N 89°59'44" E 96 feet more or less to a manhole, N 0°00'59" E 140 feet more or less to a manhole, S 89°59'44" W 450 feet more or less to Roberts Creek and there terminating together with the perpetual right to convey storm drainage from said Parcel 2 to Roberts Creek.

APPROVALS:

DOUGLAS COUNTY PLANNING DEPARTMENT:

Keith L. Cubic

DATE: 4/27/82

DOUGLAS COUNTY SURVEYOR DEPARTMENT:

Francis L. Ingram

DATE: 4-30-82

