

RECEIVED
NOV 8 1981

A MINOR LAND PARTITION lying in the NE 1/4, NW 1/4, SW 1/4 and the SE 1/4 of Section 11, Township 28 South, Range 6 West, Willamette Meridian.

PARTITIONERS & OWNERS:
Gordon Avery & Carol McKeen
Windmill Complex
ROSEBURG OR 97470

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BHW Engineering & Surveying
1205 SE Court
Roseburg, OR 97470

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

Sewer: Green Sanitary District
Water: Roberts Creek Water District

PARCEL 1:
A parcel of land being a portion of Lots 5 and 8 of WATTS ACRES and lying in the NE 1/4 of Section 11, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of the Southern Pacific Railroad from which the 2" Iron Pipe initial point of WATTS ACRES bears North 875.15 feet and East 1268.62 feet; thence leaving said right-of-way S 73°00'20" E 200.00 feet to a 5/8" iron rod; thence N16°59'40" E 228.95 feet to a 5/8" iron rod in the Southerly line of that property described in Instrument No. 73-7568 in the Deed Records of Douglas County, Oregon; thence along said Southerly line N 83°04'43" W 137.47 feet to a 5/8" iron rod and N 55°44'35" W 67.70 feet to a 5/8" iron rod on the Easterly right-of-way line of said Southern Pacific Railroad; thence S 16°59'40" W 225.00 feet along said right-of-way line to the point of beginning and containing 0.99 acres, more or less.

EXCEPTING THEREFROM any portion of dedicated road right-of-way lying within the above described parcel.

(Proceedings to vacate said dedicated right-of-way currently being initiated.)

TOGETHER WITH a 25 foot wide access easement being 12.50 feet on each side of the centerline more particularly described as follows:

Beginning at a point on the Easterly Boundary of Parcel 1 which is N 16°59'40" E 75.5 feet from the Southeasterly corner of said parcel; thence N 55°40'44" E 95.44 feet to a 5/8" iron rod; thence S 76°03'03" E 194 feet, more or less, to the Westerly right-of-way line of Pacific Highway No. 99 and there terminating.

PARCEL 2:
A parcel of land being a portion of Lots 5, 6 and 8 of WATTS ACRES SUBDIVISION and lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of the Southern Pacific Railroad from which the 2" Iron Pipe initial point of WATTS ACRES SUBDIVISION bears North 875.15 feet and East 1268.62 feet; thence leaving said Railroad right-of-way S 73°00'20" E 200.00 feet to a 5/8" iron rod; thence N 16°59'40" E 228.95 feet to a 5/8" iron rod in the Southerly line of that property described in Instrument No. 73-7568 in the Deed Records of Douglas County, Oregon; thence along said Southerly line S 83°04'43" E 57.17 feet to a 5/8" iron rod inside a 3/4" iron pipe and N 84°21'39" E 200.39 feet to a 5/8" iron rod on the Westerly right-of-way line of Pacific Highway No. 99; thence following said Westerly right-of-way line as follows: along the arc of a spiral curve to the right (the long chord of which bears S 15°40'45" W 34.25 feet) to a 5/8" iron rod, S 74°25'13" E 10.00 feet to a 5/8" iron rod, along the arc of a spiral curve to the right (the long chord of which bears S 18°38'36" W 342.70 feet) to a 5/8" iron rod, along the arc of a 1382.39 foot radius curve to the right (the long chord of which bears S 24°49'51" W 55.46 feet) 55.47 feet to a 5/8" iron rod, N 64°06'53" W 10.00 feet a 5/8" iron rod, along the arc of a 1372.39 foot radius curve to the right (the long chord of which bears S 35°49'04" W 475.69 feet) 478.07 feet to a 5/8" iron rod, S 58°11'57" W 51.19 feet to a 5/8" iron rod and S 42°04'50" W 96.62 feet to a 5/8" iron rod; thence leaving said right-of-way line N 35°14'11" W 87.45 feet along the Northeastery line of that property described in Instrument No. 73-12075 in the Deed Records of Douglas County, Oregon, to a 5/8" iron rod; thence S 51°35'11" W 224.46 feet along the Northwestery line of said property described in Instrument No. 73-12075 to a 1/2" iron rod on the Easterly right-of-way line of the Southern Pacific Railroad; thence N 16°59'40" E 821.37 feet along said Easterly right-of-way line to the point of beginning and containing 7.20 acres of land, more or less

SUBJECT TO a 25 foot wide access easement being 12.50 feet on each side of a centerline more particularly described as follows:

Beginning at a point on the Easterly Boundary of Parcel 1 which is N 16°59'40" E 75.5 feet from the Southeasterly corner of said parcel; thence N 55°40'44" E 95.44 feet to a 5/8" iron rod; thence S 76°03'03" E 194 feet more or less, to the Westerly right-of-way line of Pacific Highway No. 99 and there terminating.

APPROVALS:
Keith D. Cubic
Douglas County Planning Department
Francis L. Ingram
Douglas County Surveyor

9/23/82
Date
11-8-82
Date

SCALE: 1" = 100'

AUGUST 1981
STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

I, MORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY: 1981 NOV - 8 PM 2:59
MORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

- - SET 5/8" x 30" IRON ROD
- - FOUND 5/8" IRON ROD W/ CAP UNLESS NOTED OTHERWISE
- ⊙ - FOUND 2" IRON PIPE
- △ - MONUMENT NOT SET - FALLS IN CREEK

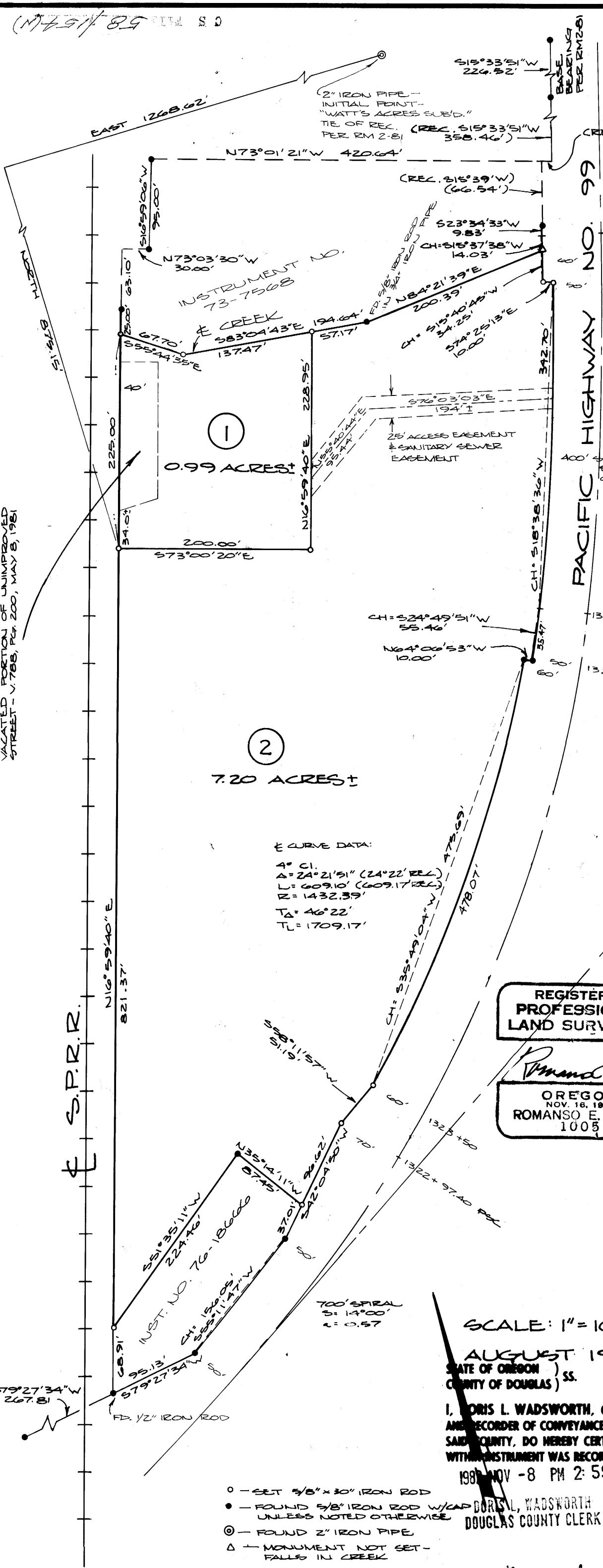
82-12080

BY *Margaret Seal*
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

VACATED PORTION OF UNIMPROVED STREET - V. 768, PG. 200, MAY 8, 1981

73-21
58-154W



82-12080
Mag File 58-154W
73-21

M 93-21

FILED *BS*
RECEIVED *SL*

NOV 8 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NARRATIVE

Minor Land Partition lying in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 11, Township 28 South, Range 6 West, Willamette Meridian.

Partitioners & Owners: Gordon Avery and Carol McKee

Surveyed by: BHW Engineering, Inc., 1205 Southeast Court, Roseburg, Oregon, 97470.

Survey for the purpose of partitioning a 0.99 acre parcel from that property described in Instrument No. 78-10067 in the Deed Records of Douglas County, Oregon.

Reference surveys: RM 2-81, M 51-58, and the Oregon State Highway right-of-way maps adjacent to the surveyed area.

Field crew consisted on Greg Lang and Dave Delatte. Office computations by Romey Ware and Mike Riggan. Drafting by Debbie Hopkins.

Found monuments were used to establish the right-of-way of Pacific Highway No. 99 along Parcel 2. Monuments were set at record bearings and distances per Oregon State Highway Right-of-Way maps. The detail shows the discrepancy between record curve data per Oregon State Highway Right-of-Way maps and the survey to the north, RM 2-81.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1978
ROMANSO E. WARE
1006