

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION

LYING IN NE 1/4 OF SECTION 1, T26S, R3W, W.M.

FILED *ss*
RECEIVED *7/8*

DEC 1 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARTITIONER & OWNER:

GEORGE GIBBY
670 FRONTIER LANE
ROSEBURG, OREGON

SURVEYOR:

BHW ENGINEERING, INC.
1205 S.E. COURT
ROSEBURG, OREGON

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 1, Township 26 South, Range 3 West, Willamette Meridian, said parcel being that property described in Instrument No. 78-06427 as recorded in the Deed Records of Douglas County, Oregon, and also being a portion of those properties described in Instrument No. 77-169271 as recorded in the Deed Records of Douglas County, Oregon and in Volume 4 Page 75 of the Minor Land Partition Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the North 1/4 Corner of the above said Section 1 bears N 46°36'59" W 939.38 feet, said point being the Southwest Corner of that property described in Instrument No. 80-01082 as recorded in the Deed Records of Douglas County, Oregon; thence along the southeasterly line of said property described in Instrument No. 80-01082 N 51°49'10" E 578.15 feet to a 5/8" iron rod at the Southwest Corner of that property described in Instrument No. 78-06430 as recorded in the Deed Records of Douglas County, Oregon; thence along the southerly line of said property described in Instrument No. 78-06430 N 89°23'16" E 170.00 feet to a 5/8" iron rod at the Southwest Corner of that property described in Instrument No. 77-02371 as recorded in the Deed Records of Douglas County, Oregon; thence along the southerly line of said property described in Instrument No. 77-02371 N 89°23'16" E 160.06 feet to a 5/8" iron rod in the westerly right-of-way line of Rock Creek Road; thence along said westerly right-of-way line the following courses: S 15°19'09" W 194.41 feet to a 5/8" iron rod, S 9°08'26" W 483.22 feet to a 5/8" iron rod and S 12°20'13" W 113.37 feet to a 5/8" iron rod in the most easterly line of that property described in Instrument No. 79-06680 as recorded in the Deed Records of Douglas County, Oregon; thence along the boundaries of said property described in Instrument No. 79-06680 the following courses: N 0°34'09" W 54.42 feet to a 5/8" iron rod, N 74°00'37" W 34.59 feet to a 5/8" iron rod, N 74°44'47" W 63.02 feet to a 5/8" iron rod, N 30°04'02" E 47.29 feet to a 5/8" iron rod, N 5°56'20" E 77.85 feet to a 5/8" iron rod, N 89°09'28" E 60.87 feet to a 5/8" iron rod, N 0°34'09" W 285.31 feet to a 5/8" iron rod, S 89°21'13" W 246.94 feet to a 5/8" iron rod, S 14°04'53" W 215.28 feet to a 5/8" iron rod; thence leaving said boundary of that property described in Instrument No. 79-06680 and running N 66°44'53" W 357.04 feet to the point of beginning and containing 5.01 acres of land, more or less.

SUBJECT TO a 35 foot wide easement, the northerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod from which the North 1/4 Corner of Section 1, Township 26 South, Range 3 West, Willamette Meridian bears N 46°36'59" W 939.38 feet; thence N 51°49'10" E 578.15 feet; thence N 89°23'16" E 330.06 feet to a 5/8" iron rod in the westerly right-of-way line of Rock Creek Road and there terminating.

SUBJECT TO an easement for the purpose of ingress and egress as recorded in Instrument No. 80-01082.

ALSO SUBJECT TO an easement for the purpose of ingress and egress as recorded in Instrument No. 78-21379, as recorded in the Deed Records of Douglas County, Oregon.

PARCEL 2

A parcel of land lying in Section 1, Township 26 South, Range 3 West, Willamette Meridian, said parcel being that property described in Instrument No. 80-02205 as recorded in the Deed Records of Douglas County, Oregon, and also being a portion of those properties described in Instrument No. 77-169271 as recorded in the Deed Records of Douglas County, Oregon and in Volume 4 Page 75 of the Minor Land Partition Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the North 1/4 Corner of the above said Section 1 bears N 46°36'59" W 939.38 feet; thence S 66°44'53" E 357.04 feet to a 5/8" iron rod in the westerly line of that property described in Instrument No. 79-06680 as recorded in the Deed Records of Douglas County, Oregon; thence along the westerly line of said property described in Instrument No. 79-06680 S 14°04'53" W 316.55 feet to a 5/8" iron rod and S 8°34'17" E 190.30 feet to a 5/8" iron rod in the northerly line of that property described in Instrument No. 65-00594 as recorded in the Deed Records of Douglas County, Oregon; thence along the northerly line of said property described in Instrument No. 65-00594 S 89°18'46" W 669.40 feet to a 5/8" iron rod at the most easterly westerly corner of that said property described in Instrument No. 80-02205; thence along the southeasterly and easterly boundaries, respectively, of that property described in Instrument No. 78-22728 as recorded in the Deed Records of Douglas County, Oregon N 41°26'20" E 557.47 feet to a 5/8" iron rod and N 0°37'37" W 232.54 feet to a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 78-21836 as recorded in the Deed Records of Douglas County, Oregon; thence S 75°09'09" E 24.38 feet to the point of beginning and containing 5.80 acres of land, more or less.

TOGETHER WITH a 35 foot wide easement, the northerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod from which the North 1/4 Corner of Section 1, Township 26 South, Range 3 West, Willamette Meridian bears N 46°36'59" W 939.38 feet; thence N 51°49'10" E 578.15 feet; thence N 89°23'16" E 330.06 feet to a 5/8" iron rod in the westerly right-of-way line of Rock Creek Road and there terminating.

SUBJECT TO an easement for purpose of ingress and egress as recorded in Instrument No. 78-21379, as recorded in the Deed Records of Douglas County, Oregon.

ALSO SUBJECT TO an easement for the purpose of ingress and egress as recorded in Volume 4 Page 75, as recorded in the Minor Land Partition Records of Douglas County, Oregon.

APPROVALS:

Keith L. Cubic

Douglas County Planning Department

11/23/82

Date

Jerry E. M... DEPUTY
Douglas County Surveyor

11-30-82

Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1979
ROMANSO E. WARE
1008

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 DEC -1 AM 11:33

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary L. Deal*
DEPUTY FEE *12.00*

82-12850

DOUGLAS COUNTY OFFICIAL RECORDS

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Bk. 8-19-268