

A MAJOR LAND PARTITION

LYING IN SE 1/4 OF SECTION 6 & E 1/2 OF SECTION 7, T27S, R6W, W.M.

PARTITIONER:

THEODORE OLESON
555 BUCKEY WAY
SPARKS, NV. 89431

OWNER:

FRANK A. SMITH
1218 S.E. DOUGLAS
ROSEBURG, OR 97470

SURVEYOR:

DONALD A. BENTZ, SURVEYOR, INC.
P.O. BOX 901
WINCHESTER, OR 97495

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED 88
RECORDED JH

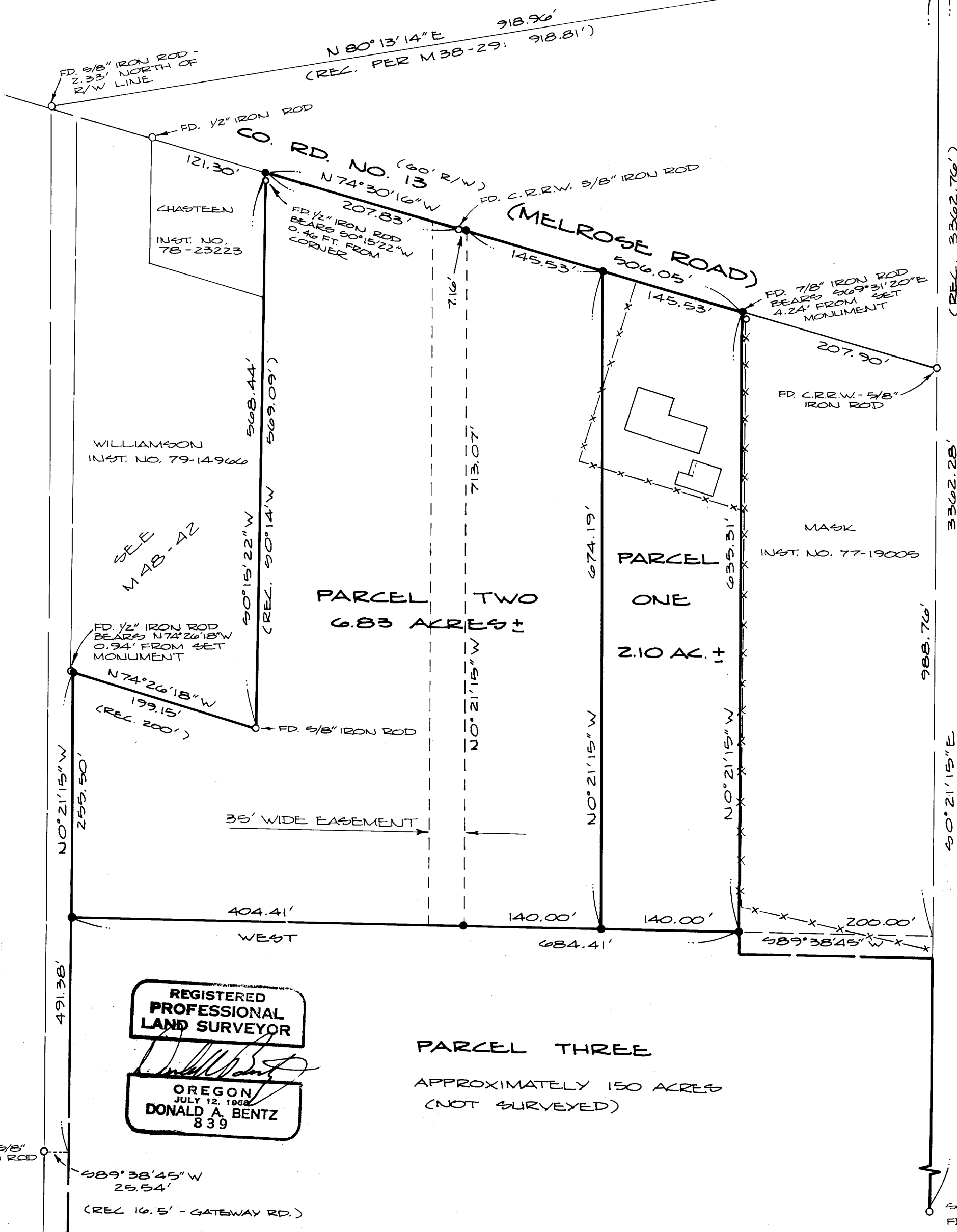
COUNTY SURVEYOR
DALLAS COUNTY, ORE.

WATER: PARCELS 1 & 2: UMPQUA BASIN WATER ASSN.
PARCEL 3: WELL

SEWER: SEPTIC SYSTEM

ZONING: PARCELS 1 & 2: RR2
PARCEL 3: FF

NORTHEAST COR. D.L.C. #64
FD 1/2" IRON PIPE WITH BRASS CAP
& BEARING TREES:
14" MYRTLE BEARS N55 1/2° W 27.3'
8" ASH BEARS N70° E 25.6'



LEGEND:

- FOUND 1/2" IRON PIPE WITH BRASS CAP
- FOUND MONUMENT AS NOTED
- SET 5/8" x 30" IRON ROD WITH CAP MKD. "BHW, INC."

SCALE: 1" = 100'
JANUARY 1983

NARRATIVE:

SURVEY TO ESTABLISH THREE PARCELS FROM PARCEL DESCRIBED IN INSTRUMENT NO. 82-03552.

DUE TO LACK OF MONUMENTATION ON THE SECTION LINE, THE CALL ON THE D.L.C. LINE WAS USED TO ESTABLISH THE APPROXIMATE SECTION LINE AND AS MONUMENTED IS INTENDED TO BE THE MELROSE LOOKING GLASS PAC AREA COMMITTED LANDS SITE "E" BOUNDARY LINE.

AFTER TRYING ALL AVAILABLE MONUMENTS IN THE FIELD, I NOTE A GAP ON THE WESTERLY LINE. IT APPEARS THAT ORIGINAL PARCEL ACQUIRED BY C.W. HAGAN, ALTHOUGH NOT QUALIFIED, RUNS 884.4 FT. WEST OF AND "PARALLEL" TO THE EAST LINE OF D.L.C. #64. USING THIS THEORY, I ESTABLISHED THE WEST LINE OF THE PARCEL BEING PARTITIONED AT 884.4 FT. (13.4 CHS. - V. 88, P. 96) FROM THE EAST LINE OF D.L.C. #64. LEGAL DESCRIPTION (V. 651, P. 344) WAS USED TO DETERMINE THE EASTERLY LINE OF PARCEL, TOGETHER WITH THE EAST LINE OF D.L.C. #64.

SURVEY BY D. DELATTE USING WILD T-1 THEODOLITE AND RED-1 EDM. CALCULATIONS BY D. BENTZ, DRAFTING BY D. HOPKINS.

REFERENCE SURVEYS: M48-42, M74-10, M38-29, M63-72 & C.R.R.W. 1970, SHEET #13.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

PARCEL THREE

APPROXIMATELY 150 ACRES
(NOT SURVEYED)

136 S. P. 37A

MAP FILE M 93-62 B

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LYING IN SE 1/4 OF SECTION 6 & E 1/2 OF SECTION 7, T27S, R6W, W.M.

FILED *BS*
RECEIVED *JL*

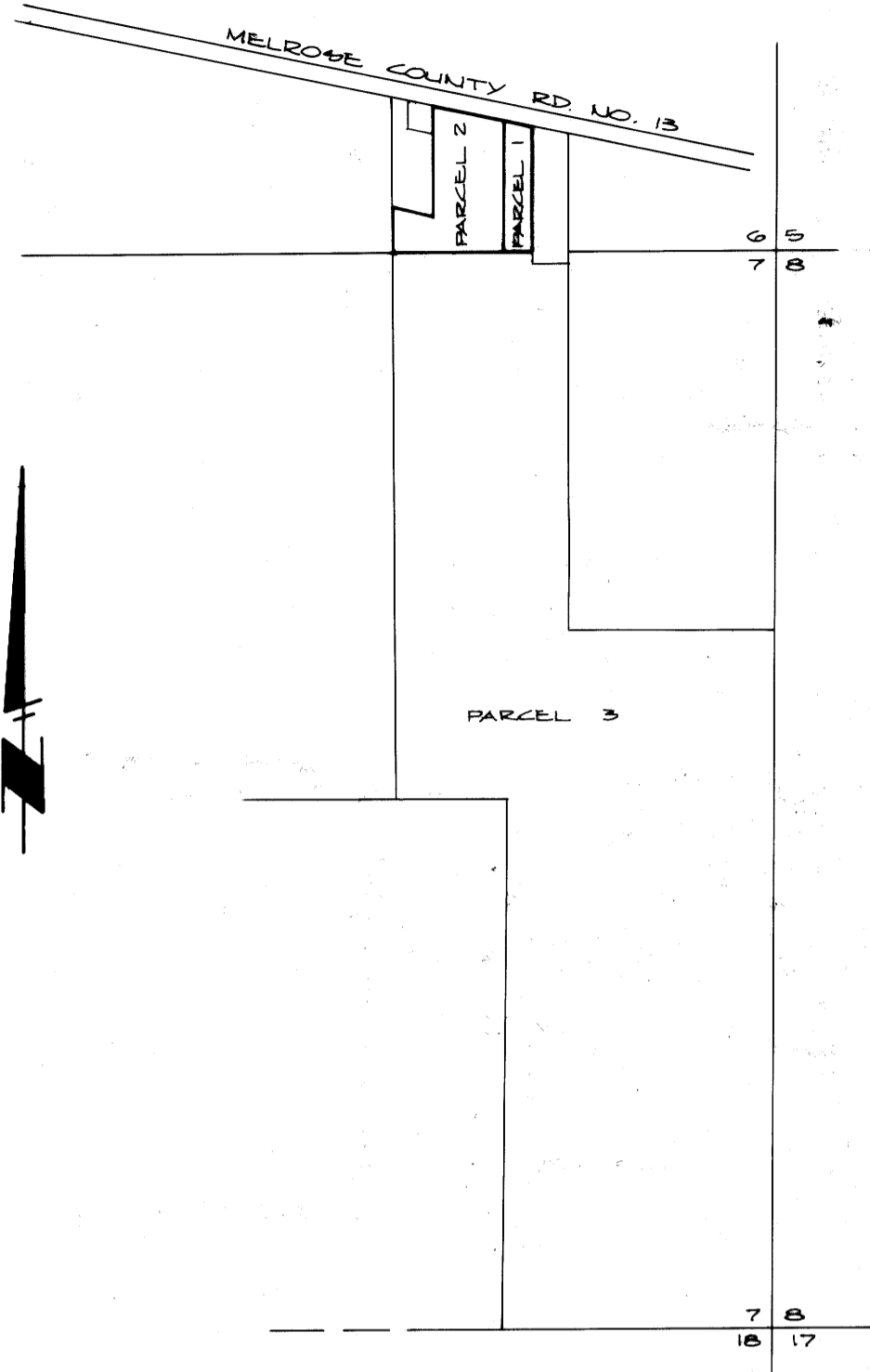
MAR 11 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

DESCRIPTIONS:



PARCEL 1:
A parcel of land situated in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:
Beginning at a 5/8" iron rod with cap on the west line of that parcel more fully described in Instrument No. 77-19005 of the Deed Records of Douglas County, Oregon, said point bears S 0°21'15" E 988.76 feet and S 89°38'45" W 200.00 feet from the Northeast Corner of the Charles LaPoint D.L.C. No. 64 in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0°21'15" W 635.31 feet along said west line to a 5/8" iron rod with cap on the southerly right-of-way line of County Road No. 13; thence leaving said west line N 74°30'16" W 145.53 feet along said southerly right-of-way line to a 5/8" iron rod with cap; thence leaving said right-of-way line S 0°21'15" E 674.19 feet to a 5/8" iron rod with cap; thence East 140.00 feet to the point of beginning and containing 2.10 acres of land, more or less.

PARCEL 2:
A parcel of land situated in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:
Beginning at a 5/8" iron rod with cap which bears S 0°21'15" E 988.76 feet, S 89°38'45" W 200.00 feet and West 140.00 feet from the Northeast Corner of the Charles LaPoint D.L.C. No. 64 in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0°21'15" W 674.19 feet to a 5/8" iron rod with cap on the southerly right-of-way line of County Road No. 13; thence N 74°30'16" W 145.53 feet along said right-of-way line to a 5/8" iron rod with cap; thence continuing N 74°30'16" W 7.16 feet to a 5/8" iron rod (County Road right-of-way); thence continuing N 74°30'16" W 207.83 feet to a 5/8" iron rod with cap at the Northeast Corner of that parcel described in Instrument No. 78-23223; thence leaving said right-of-way line S 0°15'26" W 568.44 feet along the east line of those parcels described in Instruments No. 78-23223 and 79-14966, respectively, to a 5/8" iron rod at the Southeast Corner of that parcel described in Instrument No. 79-14966; thence along the south line of said parcel N 74°26'18" W 199.15 feet to a 5/8" iron rod with cap; thence leaving said south line S 0°21'15" E 255.50 feet along the west line of that parcel described in Instrument No. 82-03552; thence leaving said west line East 544.41 feet to the point of beginning and containing 6.83 acres of land, more or less.

SUBJECT TO a 35 foot wide easement from County Road No. 13 to the South Line of said parcel, the East Line of said easement described as:
Beginning at a 5/8" iron rod with cap which bears S 0°21'15" E 988.76 feet, S 89°38'45" W 200.00 feet and West 280.00 feet from the Northeast Corner of the Charles LaPoint D.L.C. No. 64 in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0°21'14" W 713.07 feet to a 5/8" iron rod with cap on the South Line of County Road No. 13.

PARCEL 3:
All that tract described in Instrument No. 82-03552 less those parcels described as Parcel 1 and Parcel 2 herein.
TOGETHER WITH a 35 foot wide easement from County Road No. 13 to the South Line of said Parcel 2, the East Line of said easement described as:
Beginning at a 5/8" iron rod with cap which bears S 0°21'15" E 988.76 feet, S 89°38'45" W 200.00 feet and West 280.00 feet from the Northeast Corner of the Charles LaPoint D.L.C. No. 64 in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0°21'14" W 713.07 feet to a 5/8" iron rod with cap on the south line of County Road No. 13.

VICINITY MAP

SCALE: 1" = 300' ±

APPROVALS:

Keith L. Cubic

Douglas County Planning Department

3/1/83

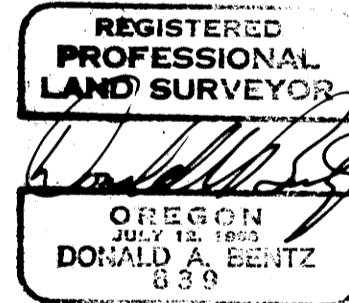
Date

Levy E. Mann DEPUTY

Douglas County Surveyor

3-11-83

Date



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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

1983 MAR 15 AM 11:37

BY *[Signature]*
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

83-2954

PAGE 2 OF 2

MAP FILE M 93-62 B

38.8-89 375