

A MAJOR LAND PARTITION

lying in the S.E. 1/4 of Section 36, Township 26 South, Range 6 West, Willamette Meridian and in the S.W. 1/4 of Section 31, Township 26 South, Range 5 West, Willamette Meridian

FILED *BS*
RECEIVED *7/2*

MAY 12 1983

OWNERS:

Theron W. Jones
1/2 Edgar & Elanair Engle,
Francis & Patricia Engle
3188 N.E. Hughes
Roseburg, OR 97470

PARTITIONER:

Francis Engle
3188 N.E. Hughes
Roseburg, OR 97470

SURVEYOR:

Donald A. Bentz, Surveyor
P. O. Box 901
Winchester, OR 97495

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

WATER: City of Roseburg
SEWER: North Umpqua Sanitary District
ZONING: Parcel 1: FF
Parcel 2: PR

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

NARRATIVE:

Purpose of survey to partition 8.67 acres, leaving a parcel of 133.35 acres remaining. Monumentation along the easterly right-of-way line of Old Highway 99 was accomplished by measuring 30 feet easterly of the existing centerline, due to lack of existing monuments. Monuments found are as shown in survey M93-4.

Instruments referenced are #82-08523 and #74-13254.

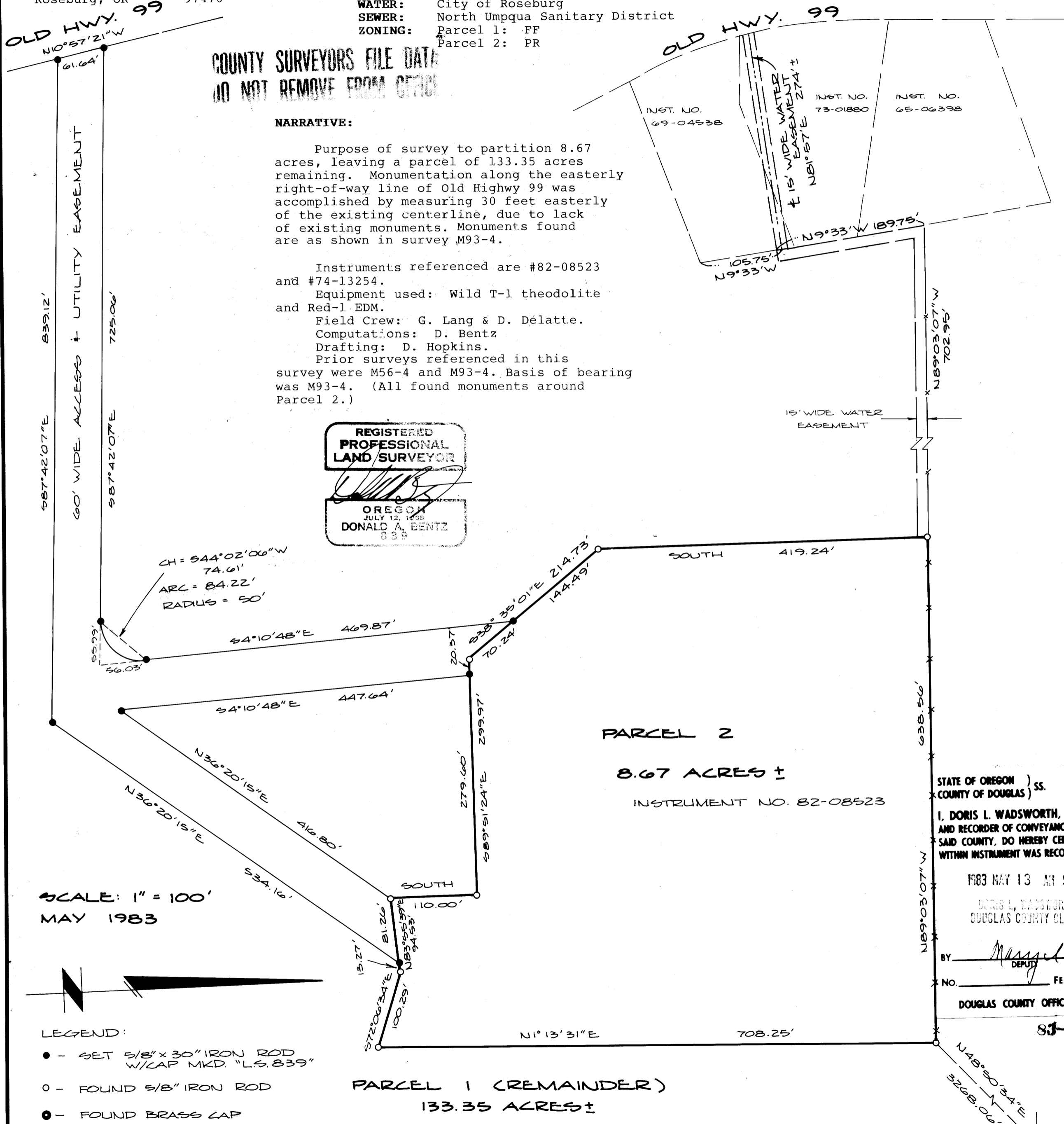
Equipment used: Wild T-1 theodolite and Red-1 EDM.

Field Crew: G. Lang & D. Delatte.

Computations: D. Bentz

Drafting: D. Hopkins.

Prior surveys referenced in this survey were M56-4 and M93-4. Basis of bearing was M93-4. (All found monuments around Parcel 2.)



SCALE: 1" = 100'
MAY 1983

- LEGEND:
- - SET 5/8" x 30" IRON ROD W/CAP MKD. "LS. 839"
 - - FOUND 5/8" IRON ROD
 - - FOUND BRASS CAP

PARCEL 1 (REMAINDER)
133.35 ACRES ±

PARCEL 2
8.67 ACRES ±

INSTRUMENT NO. 82-08523

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:

1983 MAY 13 AM 9:00

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Margaret Seal*
DEPUTY
No. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

83-559

APPROVALS:

Keith L. Cubic
Douglas County Planning Department
Date 5/9/83

Francis L. Engle
Douglas County Surveyor
Date 5-12-83

877-46W 3713 47W

FILED *BS*
RECEIVED *JS*
MAY 12 1983

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PARTITIONER:

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3188 N.E. Hughes
Roseburg, OR 97470

point the southeast corner of said property described in Instrument No. 69-04538 bears S9°33'E 105.75 feet; thence S81°57'W 274 feet, more or less, to the easterly right-of-way line of U.S. Highway 99 and there terminating.

PARCEL 1:

A parcel of land being a portion of that property described in Instrument No. 73-13254 as recorded in the Deed Records of Douglas County, Oregon, excepting that portion sold and recorded as Instrument No. 82-08523 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as Tax Lots 1100, 1200 and 1300 in Section 31, Township 26 South, Range 5 West, Willamette Meridian and Tax Lots 100 and 2700 in Section 36, Township 26 South, Range 6 West, Willamette Meridian, said parcel containing 133.35 acres of land, more or less.

SUBJECT TO a 60 foot wide access easement, the perimeter of which is more fully described as:

Beginning at a 5/8" iron rod with cap in the southwesterly boundary of the above said property described in Instrument No. 82-08523 from which the Northeast Corner of Donation Land Claim No. 50 in Section 31, Township 26 South, Range 5 West, Willamette Meridian bears N38°35'01"W 144.49 feet, North 419.24 feet, S89°03'07"E 638.56 feet and N48°50'34"E 3268.06 feet; thence S4°10'48"E 469.87 feet to a 5/8" iron rod with cap; thence along the arc of a 50 foot radius curve to the right (the long chord of which bears S44°02'06"W 74.61 feet) 84.22 feet to a 5/8" iron rod with cap; thence N87°42'07"W 725.06 feet to a 5/8" iron rod with cap in the easterly right-of-way line of Old Highway 99; thence along said easterly right-of-way line S10°57'21"E 61.64 feet to a 5/8" iron rod with cap; thence leaving said easterly right-of-way line S87°42'07"E 839.12 feet to a 5/8" iron rod with cap; thence N36°20'15"E 534.16 feet to a 5/8" iron rod with cap in the most southerly boundary of the above said property described in Instrument No. 82-08523; thence along the boundary of said property described in Instrument No. 82-08523 S83°55'39"W 81.26 feet to a 5/8" iron rod with cap; thence leaving said southerly boundary S36°20'15"W 416.80 feet to a 5/8" iron rod with cap; thence N4°10'48"W 447.64 feet to a 5/8" iron rod with cap in the most northerly south boundary of said property described in Instrument No. 82-08523; thence along said south boundary N89°51'24"W 20.37 feet to a 5/8" iron rod; thence continuing along said boundary N38°35'01"W 70.24 feet to the point of beginning. All lying in Section 36, Township 26 South, Range 6 West, Willamette Meridian.

ALSO SUBJECT TO a 15 foot wide waterline easement, the northerly and westerly line of which is more fully described as:

Beginning at a 5/8" iron rod from which the Northeast Corner of Donation Land Claim No. 50 in Section 31, Township 26 South, Range 5 West, Willamette Meridian bears S89°03'07"E 638.56 feet and N48°40'34"E 3268.06 feet; thence N89°03'07"W 702.95 feet to the easterly line of that property described in Instrument 65-06398 as recorded in the Deed Records of Douglas County, Oregon; thence along the easterly lines of those properties described in Instrument Nos. 65-06398, 73-01880 and 69-04538 as recorded in the Deed Records of Douglas County, Oregon, respectively, S9°33'E 189.75 feet and there terminating.

TOGETHER WITH an easement, 15 feet in width, running across those properties described in Instrument Nos. 69-04538 and 73-01880 in the Deed Records of Douglas County, Oregon, all lying in Section 36, Township 26 South, Range 6 West, Willamette Meridian, said easement lying 7.5 feet each side of a centerline more particularly described as:

Beginning at a point on the east line of the above said property described in Instrument No. 69-04538 in the Deed Records of Douglas County, Oregon from which

PARCEL 2:

That property described in Instrument No. 82-08523 as recorded in the Deed Records of Douglas County, Oregon, lying in Section 36, Township 26 South, Range 6 West, Willamette Meridian and in Section 31, Township 26 South, Range 5 West, Willamette Meridian, said property being more fully described as:

Beginning at a 5/8" iron rod in an old existing fence-line from which the Northeast Corner of Donation Land Claim No. 50, Section 31, Township 26 South, Range 5 West, Willamette Meridian bears N48°50'34"E 3268.06 feet; thence along said existing fence-line N89°03'07"W 638.56 feet; thence leaving said existing fence-line South 419.24 feet to a 5/8" iron rod; thence S38°35'01"E 214.73 feet to a 5/8" iron rod; thence S89°51'24"E 299.97 feet to a 5/8" iron rod; thence South 110.00 feet to a 5/8" iron rod; thence N83°55'39"E 94.53 feet to a 5/8" iron rod; thence S72°06'34"E 100.29 feet to a 5/8" iron rod; thence N1°13'31"E 708.25 feet to the point of beginning and containing 8.67 acres of land, more or less.

TOGETHER WITH a 60 foot wide access easement, the perimeter of which is more fully described as:

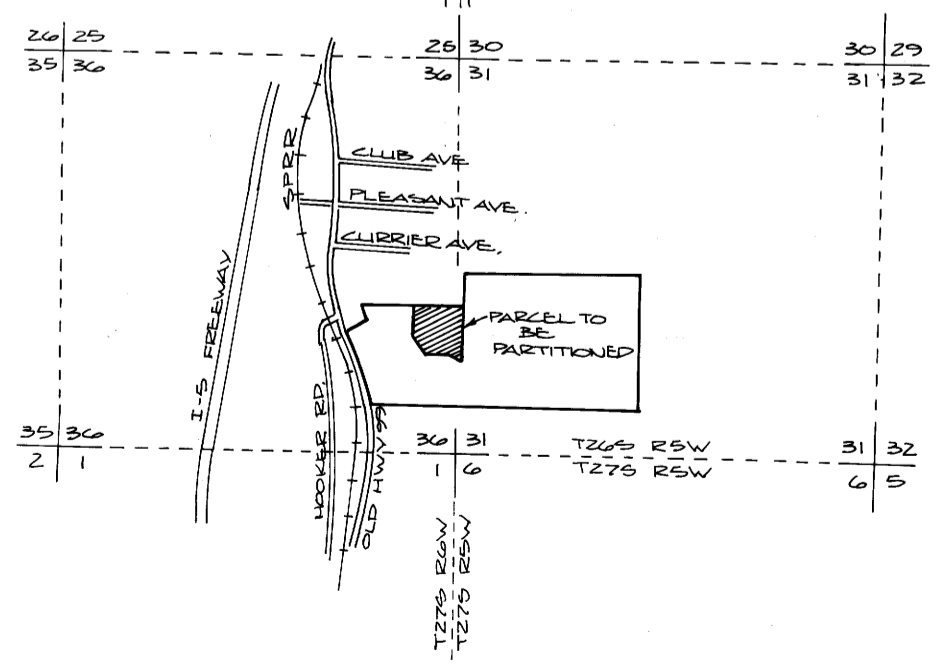
Beginning at a 5/8" iron rod with cap in the southwesterly boundary of the above said property described in Instrument No. 82-08523 from which the Northeast Corner of Donation Land Claim No. 50 in Section 31, Township 26 South, Range 5 West, Willamette Meridian bears N38°35'01"W 144.49 feet, North 419.24 feet, S89°03'07"E 638.56 feet and N48°50'34"E 3268.06 feet; thence S4°10'48"E 469.87 feet to a 5/8" iron rod with cap; thence along the arc of a 50 foot radius curve to the right (the long chord of which bears S44°02'06"W 74.61 feet) 84.22 feet to a 5/8" iron rod with cap; thence N87°42'07"W 725.06 feet to a 5/8" iron rod with cap in the easterly right-of-way line of Old Highway 99; thence along said easterly right-of-way line S10°56'21"E 61.64 feet to a 5/8" iron rod with cap; thence leaving said easterly right-of-way line S87°42'07"E 839.12 feet to a 5/8" iron rod with cap; thence N36°20'15"E 534.16 feet to a 5/8" iron rod with cap in the most southerly boundary of that property described in Instrument No. 82-08523; thence along the boundary of said property described in Instrument No. 82-08523 S83°55'39"W 81.26 feet to a 5/8" iron rod with cap; thence leaving said southerly boundary S36°20'15"W 416.80 feet to a 5/8" iron rod with cap; thence N4°10'48"W 447.64 feet to a 5/8" iron rod with cap in the most northerly south boundary of said property described in Instrument No. 82-08523; thence along said south boundary N89°51'24"W 20.37 feet to a 5/8" iron rod; thence continuing along said boundary N38°35'01"W 70.24 feet to the point of beginning. All lying in Section 36, Township 26 South, Range 6 West, Willamette Meridian.

SUBJECT TO those easements as recorded in Instrument No. 82-08523 in the Deed Records of Douglas County, Oregon. TOGETHER WITH a 15 foot wide waterline easement, the northerly and westerly line of which is more fully described as:

Beginning at a 5/8" iron rod from which the Northeast Corner of Donation Land Claim No. 50 in Section 31, Township 26 South, Range 5 West, Willamette Meridian bears S89°03'07"E 638.56 feet and N48° 0'34"E 3268.06 feet; thence N89°03'07"W 702.95 feet to the easterly line of that property described in Instrument No. 65-06398 as recorded in the Deed Records of Douglas County, Oregon; thence along the easterly lines of those properties described in Instrument No. 65-06398, 73-01880 and 69-04538 as recorded in the Deed Records of Douglas County, Oregon, respectively, S9°33'E 189.75 feet and there terminating.

ALSO TOGETHER WITH an easement, 15 feet in width, running across those properties described in Instrument Nos. 69-04538 and 73-01880 in the Deed Records of Douglas County, Oregon, all lying in Section 36, Township 26 South, Range 6 West, Willamette Meridian, said easement lying 7.5 feet each side of a centerline more particularly described as

Beginning at a point on the east line of the above said property described in Instrument No. 69-04538 in the Deed Records of Douglas County, Oregon from which point the southeast corner of said property described in Instrument No. 69-04538 bears S9°33'E 105.75 feet; thence S81°57'W 274 feet, more or less, to the easterly right-of way line of U.S. Highway 99 and there terminating.



VICINITY MAP
SCALE: 2" = ONE MILE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1958
DONALD A. BENTZ
839

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

36.8-19.430