

877-46W 3713 47W

FILED *BS*
RECEIVED *JS*
MAY 12 1983

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

OWNERS:

Theron W. Jones
% Edgar & Elanor Engle,
Francis & Patricia Engle
3188 N.E. Hughes
Roseburg, OR 97470

PARTITIONER:

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

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

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:

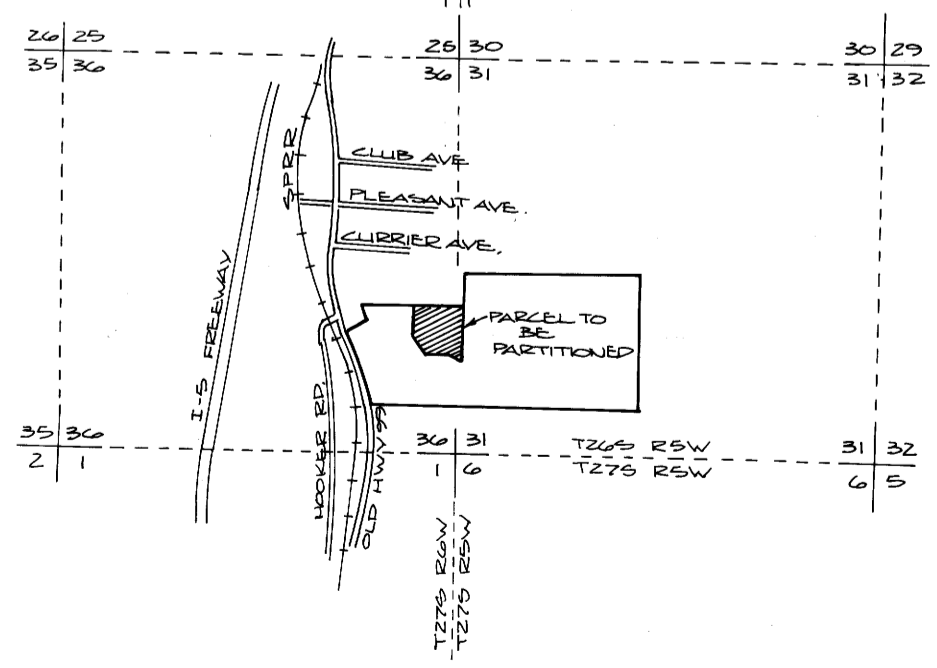
Beginning at a 5/8" iron rod with cap in the southwesterly boundary of the above said property described in Instrument No. 82-08523 from which the Northeast Corner of Donation Land Claim No. 50 in Section 31, Township 26 South, Range 5 West, Willamette Meridian bears N38°35'01"W 144.49 feet, North 419.24 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