

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

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 SEP 22 AM 11:11

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

FILED ✓  
RECEIVED ✓

SEP 21 1983

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

BY: Mary L Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00

83-11910

DOUGLAS COUNTY OFFICIAL RECORDS

**A MAJOR LAND PARTITION**

LYING IN  
S.E. 1/4, SECTION 20, T27S, R4W,  
WILLAMETTE MERIDIAN

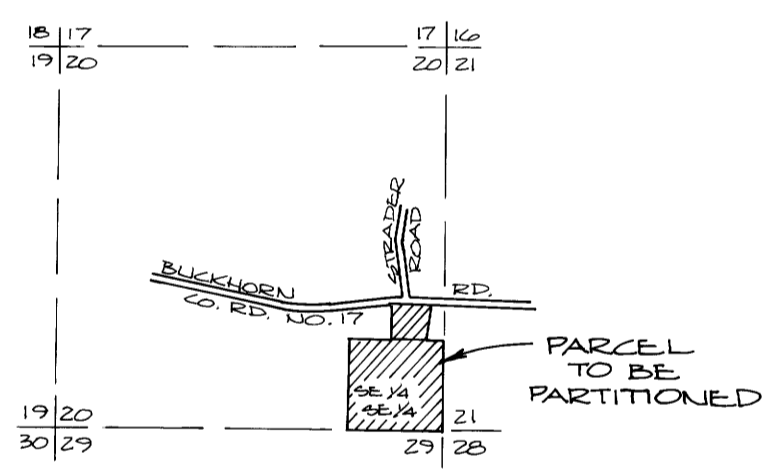
FOR: JIM & BEV CAGLE  
2241 N.E. STEPHENS  
ROSEBURG, OREGON 97470  
PH: 672-0020

BY: R. E. WARE  
2771 N.W. GARDEN VALLEY ROAD  
ROSEBURG, OREGON 97470  
PH: 672-0649

WATER: DIXONVILLE WATER ASSOCIATION

SEWER: SEPTIC TANK

ZONED: RRS  
FF



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romanso E. Ware

OREGON  
NOV. 14, 1878  
ROMANSO E. WARE  
1005

SCALE: 1" = 100'  
AUGUST 1983



**LEGEND:**

- - FOUND MONUMENT AS NOTED
- - SET 5/8" x 30" IRON ROD WITH CAP MKD. "R.E. WARE - L.S. 1005"

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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DO NOT REMOVE FROM OFFICE

A MAJOR LAND PARTITION  
LYING IN  
S.E. 1/4, SECTION 20, T27S, R4W,  
WILLAMETTE MERIDIAN

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL 1:

A parcel of land lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of that property described in Volume 635 Page 863 (Instrument No. 77-9461) as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 3/4" iron pipe from which the Southwest Corner of the James Cox Donation Land Claim No. 44 bears N89°08'30"W 1626.82 feet; thence N1°00'16"E 609.77 feet to a 3/4" iron pipe in the southerly right-of-way line of County Road No. 17 (Buckhorn Road); thence along said southerly right-of-way line of County Road No. 17 S86°11'48"E 614.66 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line S11°06'13"W 587.56 feet to a 5/8" iron rod; thence N89°08'30"W 510.9 feet to the point of beginning and containing 7.69 acres of land, more or less.

SUBJECT TO a roadway easement, 35 feet in width, the easterly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod from which the Southwest Corner of the James Cox Donation Land Claim No. 44 bears N89°08'30"W 2137.72 feet; thence N11°06'13"E 587.56 feet to a 5/8" iron rod in the southerly right-of-way line of County Road No. 17 (Buckhorn Road) and there terminating. All lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

NARRATIVE:

Survey to partition that portion of property described in Instrument No. 77-9461 in the Deed Records of Douglas County, Oregon as shown. The southerly line of Parcel 1 was established by extending the line easterly from the found monuments shown per 1948 survey filed by Ben Irving as recorded in file no. M11-55. A search was made to the east for monuments along the south line of those parcels shown by Instrument Nos. per map; however, none were found. It should be noted that the parcels shown by Instrument Nos. vary greatly in N-S distances and note no qualifications to their southerly boundaries which brings about a questionable intent.

Field & Office Crew: R. Ware and M. Riggan.

Equipment: Wild T-16 Theodolite mounted with Nikon ND 160 E.D.M.

Drafting: D. Hopkins.

PARCEL 2:

A parcel of land lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of that property described in Volume 635 Page 863 (Instrument No. 77-9461) as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 20, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and containing 40 acres of land, more or less.

TOGETHER WITH a roadway easement, 35 feet in width, the easterly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod from which the Southwest Corner of the James Cox Donation Land Claim No. 44 bears N89°08'30"W 2137.72 feet; thence N11°06'13"E 587.56 feet to a 5/8" iron rod in the southerly right-of-way line of County Road No. 17 (Buckhorn Road) and there terminating. All lying in Section 20, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

APPROVALS:

Keith L. Cubic 9/15/83  
Douglas County Planning Department Date

Larry E. Morrison DEPUTY 9-21-83  
Douglas County Surveyor Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romanso E. Ware

OREGON  
NOV. 16, 1979  
ROMANSO E. WARE  
1005