

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION lying in NE 1/4 of Section 27, Township 27 South, Range 6 West,
Willamette Meridian, Douglas County, Oregon

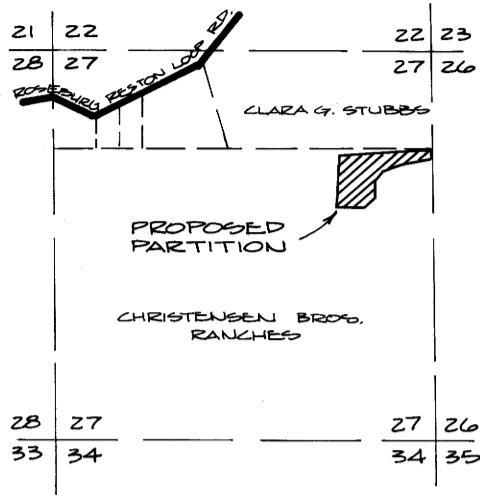
Legal Description: Tax Lot 200 - Tax Account # 9247.01

SCALE: 1" = 100' SEPTEMBER 1983

FILED
RECEIVED

NOV 15 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



VICINITY MAP
SCALE: 1" = 1/2 MILE

PARTITIONER:

Pacific NW Bell
421 Southwest Oak
Room 101
Portland, OR 97204
(503) 242-6865

OWNER:

Pacific Telephone &
Telegraph Co.
1915 Terry Avenue #727
Seattle, WA 98101

SURVEYOR:

Romanso Ware, L.S.
2771 N.W. Garden Valley Rd.
Roseburg, OR 97470
(503) 672-0649

ZONED: FF

Total Number of
Lots: 2
Sewer & Water
Service: N/A

NARRATIVE:

Survey to partition that property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon. Base bearing is per Templin Survey filed "RM 2-60" as shown. Property shown was surveyed in 1954 by Art Boyer, however, no record of survey was on file. This surveyor received a copy from Pacific Northwest Bell files and is now on file in C.S. 58/286. Most of the original monuments were found. It should be noted that the iron pipe that Templin calls as the N 1/16 is not the same iron pipe that Boyer calls out as the N 1/16.

Equipment: Wild T-16 Theodolite mounted with Nikon ND160 E.D.M.

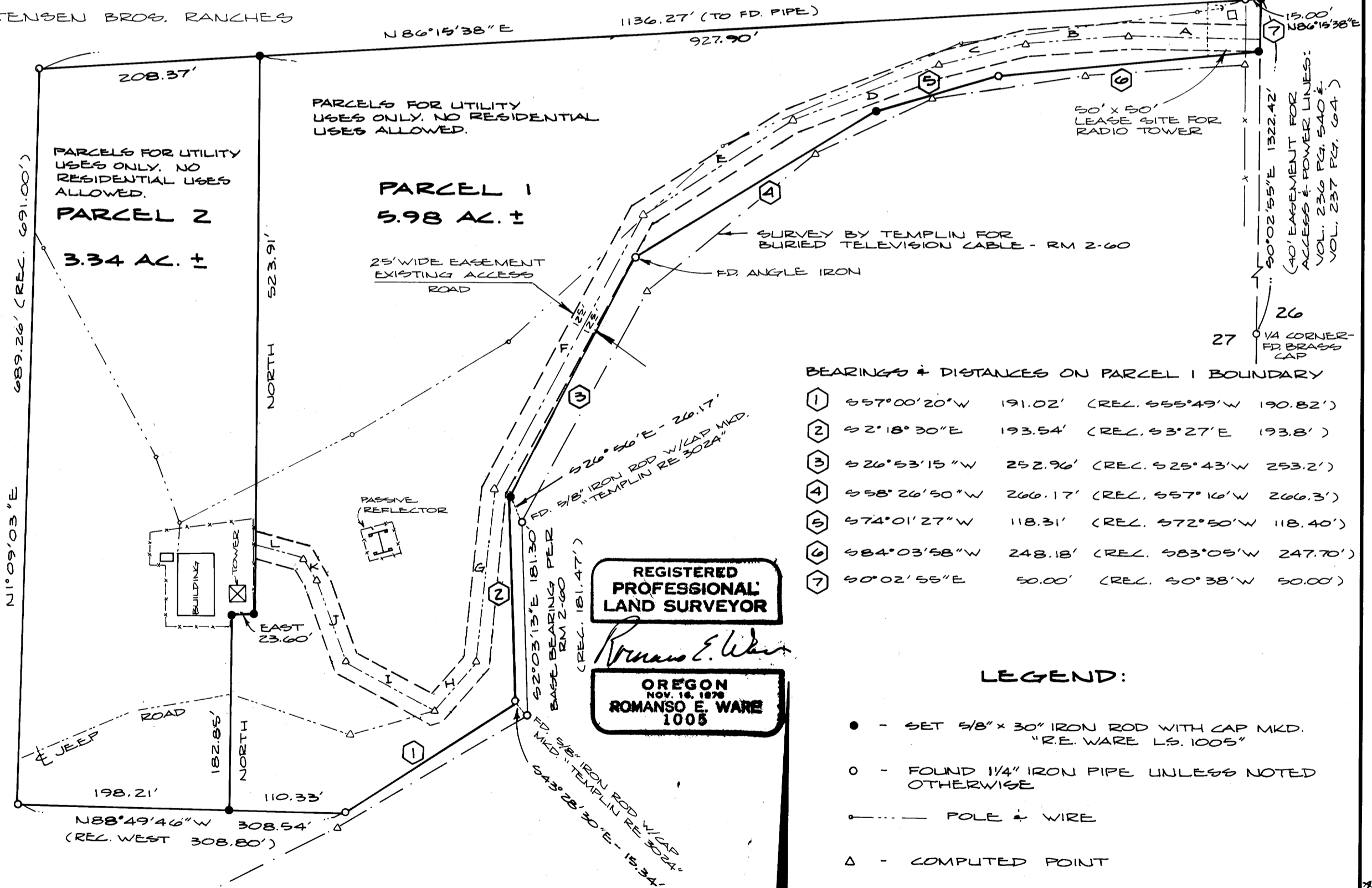
Crew: R. Ware, M. Ramp, H. McClune.

Computations: R. Ware.

Drafting: D. Hopkins.

(REL. 1152.00' TO V16 CORNER PER SURVEY C.S. 58/286)

CHRISTENSEN BROS. RANCHES



BEARINGS & DISTANCES ON PARCEL 1 BOUNDARY

1	S 57° 00' 20" W	191.02'	(REL. S 55° 49' W 190.82')
2	S 2° 18' 30" E	193.54'	(REL. S 3° 27' E 193.8')
3	S 26° 53' 15" W	252.96'	(REL. S 25° 43' W 253.2')
4	S 58° 26' 50" W	266.17'	(REL. S 57° 16' W 266.3')
5	S 74° 01' 27" W	118.31'	(REL. S 72° 50' W 118.40')
6	S 84° 03' 58" W	248.18'	(REL. S 83° 05' W 247.70')
7	S 0° 02' 55" E	50.00'	(REL. S 0° 38' W 50.00')

LEGEND:

- - SET 5/8" x 30" IRON ROD WITH CAP MKD. "R.E. WARE L.S. 1005"
- - FOUND 1/4" IRON PIPE UNLESS NOTED OTHERWISE
- — — POLE & WIRE
- △ - COMPUTED POINT

BEARINGS & DISTANCES ON EASEMENT:

A	N 89° 00' 31" W	123.90'
B	S 85° 49' 26" W	96.30'
C	S 76° 06' 16" W	83.41'
D	S 68° 29' 55" W	149.48'
E	S 57° 41' 01" W	166.78'
F	S 27° 50' 01" W	294.24'
G	S 4° 55' 14" W	160.09'
H	S 39° 41' 05" W	58.86'
I	N 62° 44' 40" W	96.46'
J	N 19° 48' 20" W	79.89'
K	N 32° 29' 45" W	25.20'
L	N 74° 02' 35" W	46.76'

CHRISTENSEN BROS. RANCHES
INST. NO. 76-17983

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Romanso E. Ware
OREGON
Nov. 18, 1978
ROMANSO E. WARE
1005

MAP FILE 195-39B

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MINOR LAND PARTITION lying in NE 1/4 of Section 27, Township 27 South, Range 6 West,
Willamette Meridian, Douglas County, Oregon

PARTITIONER:

Pacific NW Bell
421 Southwest Oak
Room 101
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(503) 242-6865

OWNER:

Pacific Telephone &
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1915 Terry Avenue #727
Seattle, WA 98101

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

PARCEL 1:

A parcel of land lying in Section 27, Township 27 South, Range 6 West, Willamette Meridian and being a portion of that property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the northeast corner of the above said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon, from which point the East 1/4 Corner of the above said Section 27 bears S0°02'55"E 1322.42 feet; thence along the easterly and southerly lines of said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon as follows: S0°02'55"E 50.00 feet to a 5/8" iron rod, S84°03'58"W 248.18 feet to a 1 1/4" iron pipe, S74°01'27"W 118.31 feet to a 5/8" iron rod, S58°26'50"W 266.17 feet to an angle iron, S26°53'15"W 252.96 feet to a 5/8" iron rod, S2°18'30"E 193.54 feet to a 1 1/4" iron pipe, S57°00'20"W 191.02 feet to a 1 1/4" iron pipe, and N88°49'46"W 110.33 feet to a 5/8" iron rod; thence leaving said southerly line North 182.85 feet to a 5/8" iron rod; thence East 23.60 feet to a 5/8" iron rod; thence North 523.91 feet to a 5/8" iron rod in the northerly line of said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon; thence along said northerly line N86°15'38"E 942.90 feet to the point of beginning and containing 5.98 acres of land more or less.

SUBJECT TO an easement, 25 feet in width, 12.5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the Section Line between Sections 26 and 27, Township 27 South, Range 6 West, Willamette Meridian, which is N0°02'55"W 1282.99 feet from the 1/4 Corner common to said Sections 26 and 27; thence along said centerline: N89°00'31"W 123.90 feet, S85°49'26"W 96.30 feet, S76°06'16"W 83.41 feet, S68°29'55"W 149.48 feet, S57°41'01"W 166.78 feet, S27°50'01"W 294.24 feet, S4°55'14"W 160.09 feet, S39°41'05"W 58.86 feet, N62°44'40"W 96.46 feet, N19°48'20"W 79.89 feet, N32°29'45"W 25.20 feet and N74°02'35"W 46.76 feet to the boundary between Parcel 1 and Parcel 2 and there terminating.

PARCEL 2:

A parcel of land lying in Section 27, Township 27 South, Range 6 West, Willamette Meridian and being a portion of that property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1 1/4" iron pipe at the southwest corner of the above said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon, from which point the East 1/4 Corner of the above said Section 27 bears S64°22'32"E 1290.74 feet; thence along the westerly and northerly lines of said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon, respectively, N1°09'03"E 689.26 feet to a 1 1/4" iron pipe and N86°15'38"E 208.37 feet to a 5/8" iron rod; thence leaving said northerly line South 523.91 feet to a 5/8" iron rod; thence West 23.60 feet to a 5/8" iron rod; thence South 182.85 feet to a 5/8" iron rod in the southerly line of said property described in Volume 249, Page 140 in the Deed Records of Douglas County, Oregon; thence along said southerly line N88°49'46"W 198.21 feet to the point of beginning and containing 3.34 acres of land, more or less.

TOGETHER WITH an easement, 25 feet in width, 12.5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the Section Line between Sections 26 and 27, Township 27 South, Range 6 West, Willamette Meridian, which is N0°02'55"W 1282.99 feet from the 1/4 Corner common to said Sections 26 and 27; thence along said centerline: N89°00'31"W 123.90 feet, S85°49'26"W 96.30 feet, S76°06'16"W 83.41 feet, S68°29'55"W 149.48 feet, S57°41'01"W 166.78 feet, S27°50'01"W 294.24 feet, S4°55'14"W 160.09 feet, S39°41'05"W 58.86 feet, N62°44'40"W 96.46 feet, N19°48'20"W 79.89 feet, N32°29'45"W 25.20 feet and N74°02'35"W 46.76 feet to the boundary between Parcel 1 and Parcel 2 and there terminating.

APPROVALS:

Francis L. Ingram
Douglas County Surveyor

11-15-83

Date

Keith L. Cubic
Douglas County Planning Department

11/3/83

Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV 16, 1978
ROMANSO E. WARE
1005

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 NOV 16 AM 8:36

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Maryel Seal*
DEPUTY

Page 2 of 2

NO. *1200* FEE *12.00*

14320

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE 195-39B

86-8-19-53-B