

A MINOR LAND PARTITION

lying in the Southeast 1/4 of Section 11, Township 27 South, Range 6 West, Willamette Meridian

FILED ✓
RECEIVED JRL

NOV 23 1983

PARTITIONER:

Kerm Bennett
Coldwell Bankers/Northwest Properties
1449 Northwest Mulholland Drive
Roseburg, OR 97470
672-6531

OWNER:

Gary L. Moore
Donald L. Gambill
Verner J. Anderson
1122 Northwest Garden Valley Blvd.
Roseburg, OR 97470

SURVEYOR:

Romanso E. Ware, L.S.
2771 Northwest Garden Valley Blvd.
Roseburg, OR 97407
672-0649

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL I:

A parcel of land lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being a portion of that property described in Volume 2, Page 132 in the Minor Land Partition Records of Douglas County, Oregon as Parcel 3, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the easterly right-of-way line of County Road No. 308 (Stewart Parkway) from which point the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N68°27'W 456.34 feet; thence along said easterly right-of-way line S29°05'00"W 129.08 feet to a 5/8" iron rod; thence leaving said easterly right-of-way line along the northeasterly boundary of that property described in Instrument No. 80-02516 recorded in the Deed Records of Douglas County, Oregon S44°17'36"E 157.58 feet to a 3/4" iron pipe at the most easterly corner of said property; thence N47°14'20"E 123.73 feet to a 5/8" iron rod; thence N44°17'36"W 197.81 feet to the point of beginning and containing 0.505 acres of land, more or less.

SUBJECT TO a 25 foot wide easement, the easterly line of which lies 30 feet from and parallel to the westerly line of the above described Parcel I.

ALSO SUBJECT TO any easements of record.

INCLUDED WITH the above described Parcel I is a 30 foot wide easement, the northwesterly line of which is more particularly described as follows:

Beginning at a 3/4" iron pipe on the northeasterly right-of-way line of County Road No. 6 (Garden Valley Blvd.) from which the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N47°14'20"E 233.99 feet, N44°17'36"W 197.81 feet and N68°27'W 456.34 feet; thence N47°14'20"E 233.99 feet to a 5/8" iron rod and there terminating.

ALSO INCLUDED WITH and adjacent to the above described Parcel I is a 30 foot wide easement, the westerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the easterly right-of-way line of County Road No. 308 (Stewart Parkway) from which point the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N68°27'W 456.34 feet; thence along said easterly right-of-way line N29°05'00"E 50.00 feet to a point and there terminating.

PARCEL II:

A parcel of land lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being a portion of that property described in Volume 2, Page 132 in the Minor Land Partition Records of Douglas County, Oregon as Parcel 3, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the easterly right-of-way line of County Road No. 308 (Stewart Parkway) from which the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N68°27'W 456.34 feet; thence along said easterly right-of-way line N29°05'00"E 52.95 feet to a 5/8" iron rod; thence continuing along said easterly right-of-way line N19°32'07"E 114.54 feet to a 3/4" iron pipe; thence leaving said easterly right-of-way line along the southerly line of those properties described in Instrument Nos. 80-00100 and 82-00940 recorded in the Deed Records of Douglas County, Oregon, respectively, the following courses: S67°02'00"E 9.49 feet to a 3/4" iron pipe and S87°56'14"E 505.81 feet to a 5/8" iron rod; thence leaving said southerly line of that property described in Instrument No. 82-00940 and along the westerly line of that property described in Instrument No. 67-10698 recorded in the Deed Records of Douglas County, Oregon S0°14'28"W 537.49 feet to a 5/8" iron rod; thence leaving said westerly line and along the southerly and southeasterly boundary of the above said property described in Volume 2, Page 132 as Parcel 3 the following courses: N89°42'W 272.87 feet to a concrete nail and S28°36'44"W 171.86 feet to the northeasterly right-of-way line of County Road No. 6 (Garden Valley Boulevard); thence along said north-easterly right-of-way line N37°27'14"W 4.90 feet and along the arc of a 3719.72 foot radius curve to the right (the long chord of which bears N45°08'44"W 354.82 feet) 354.95 feet to a 3/4" iron pipe; thence leaving said northeasterly right-of-way line N47°14'20"E 233.99 feet to a 5/8" iron rod; thence N44°17'36"W 197.81 feet to the point of beginning and containing 7.096 acres of land, more or less.

SUBJECT TO any easements of record.

ALSO SUBJECT TO a 30 foot wide easement, the north-westerly line of which is more particularly described as follows:

Beginning at a 3/4" iron pipe on the northeasterly right-of-way line of County Road No. 6 (Garden Valley Boulevard) from which the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N47°14'20"E 233.99 feet, N44°17'36"W 197.81 feet and N68°27'W 456.34 feet; thence N47°14'20"E 233.99 feet to a 5/8" iron rod and there terminating.

ALSO SUBJECT TO a 30 foot wide easement, the westerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the easterly right-of-way line of County Road No. 308 (Stewart Parkway) from which point the Northwest Corner of the Isaac Jones Donation Land Claim No. 65 bears N68°27'W 456.34 feet; thence along said right-of-way line N29°05'00"E 50.00 feet to a point and there terminating.

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 NOV 23 PM 2:19

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: Margaret Seal
DEPUTY
NO. 1200
FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

83-14660

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1978
ROMANSO E. WARE
1005

APPROVALS:

CITY OF ROSEBURG:

[Signature] 11-18-83
Director of Planning Department Date

[Signature] 11-18-83
City Engineer Date

[Signature] 11-23-83
Douglas County Surveyor Date

36-8-83-86B