

MAP FILE M96-80

A MINOR LAND PARTITION IN THE N.W. 1/4 & S.W. 1/4 OF SECTION 33 AND THE S.E. 1/4 OF SECTION 32 ALL IN T26S, R3W, W.M.

PARTITIONER & OWNER:
Oliver & Betty Ann Standley
966 Echo Drive
Roseburg, Oregon 97470
Phone 672-7127

SURVEYOR:
Romey Ware
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470
Phone 672-0649

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

DESCRIPTIONS:

PARCEL ONE:

A parcel of land being a portion of that property described as Parcel 3 in that minor land partition recorded in Volume 2, Page 295 (Instrument No. 77-4396) in the Minor Land Partition Records of Douglas County, Oregon, all lying in Sections 32 and 33, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of the above said Parcel 3 from which point the West 1/4 Corner of the above said Section 33 bears S17°24'16"W 450.51 feet; thence along the northerly and easterly lines, respectively, of said Parcel 3 N78°10'06"E 327.63 feet to a 5/8" iron rod and S34°08'18"E 351.02 feet to a 5/8" iron rod; thence leaving said easterly line S15°16'45"W 692.59 feet to a 5/8" iron rod; thence S73°18'15"W 465.71 feet to a 5/8" iron rod in the easterly line of PINE RIDGE DRIVE; thence along just said easterly line as follows: N29°25'08"W 308.78 feet to a 5/8" iron rod, along the arc of a 95.00 foot radius curve to the right (the long chord of which bears N3°00'02"W 84.54 feet) 87.61 feet to a 5/8" iron rod, N23°25'52"E 114.22 feet to a 5/8" iron rod, along the arc of a 270.00 foot radius curve to the right (the long chord of which bears N33°55'43"E 98.61 feet) 99.17 feet to a 5/8" iron rod, N44°31'08"E 181.50 feet to a 5/8" iron rod, along the arc of a 280.00 foot radius curve to the left (the long chord of which bears N33°27'26"E 107.44 feet) 108.11 feet to a 5/8" iron rod, N22°23'44"E 108.93 feet to a 5/8" iron rod, and along the arc of a 130.00 foot radius curve to the left (the long chord of which bears N20°21'50"W 176.52 feet) 194.04 feet to the point of beginning and containing 12.08 acres of land, more or less.

PARCEL TWO:

A parcel of land being a portion of that property described as Parcel 3 in that minor land partition recorded in Volume 2, Page 295 (Instrument No. 77-4396) in the Minor Land Partition Records of Douglas County, Oregon, all lying in Section 33, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the West 1/4 Corner of the above said Section 33 bears N45°30'40"W 658.69 feet; thence N15°16'45"E 692.59 feet to a 5/8" iron rod in the easterly line of the above said Parcel 3; thence along said easterly line as follows: S34°08'18"E 254.86 feet to a 5/8" iron rod, S8°55'36"W 69.50 feet to a 5/8" iron rod, S3°22'32"E 97.78 feet to a 5/8" iron rod, and S26°58'12"E 473.06 feet to a 5/8" iron rod in the northerly line of PINE RIDGE DRIVE; thence along said northerly line as follows: S58°27'30"W 53.32 feet to a 5/8" iron rod, along the arc of a 330.00 foot radius curve to the left (the long chord of which bears S47°20'45"W 127.24 feet) 128.04 feet to a 5/8" iron rod, S36°10'32"W 62.14 feet to a 5/8" iron rod, and along the arc of a 420.00 foot radius curve to the right (the long chord of which bears S43°53'43"W 112.26 feet) 112.60 feet to a 5/8" iron rod; thence leaving said northerly line N36°50'W 469.62 feet to the point of beginning and containing 6.20 acres of land, more or less.

The above described parcel of land is subject to a roadway easement, 50 feet in width, the easterly line of which is more particularly described as follows: Beginning at a 5/8" iron rod in the northerly line of PINE RIDGE DRIVE from which point the West 1/4 Corner of the above said Section 33 bears N59°29'10"W 1166.52 feet; thence leaving said northerly line and along the easterly line of the above said described Parcel 3 as recorded in Volume 2, Page 295 (Instrument No. 77-4396) in the Minor Land Partition Records of Douglas County, Oregon as follows: N26°58'12"W 473.06 feet to a 5/8" iron rod, N3°22'32"W 97.78 feet to a 5/8" iron rod, and N8°55'36"E 69.50 feet to a 5/8" iron rod and there terminating.

The above described parcel of land is also subject to any dedicated portion of PINE RIDGE DRIVE that may be within said described parcel.

PARCEL THREE:

A parcel of land being a portion of that property described as Parcel 3 in that minor land partition recorded in Volume 2, Page 295 (Instrument No. 77-4396) in the Minor Land Partition Records of Douglas County, Oregon, all lying in Section 33, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

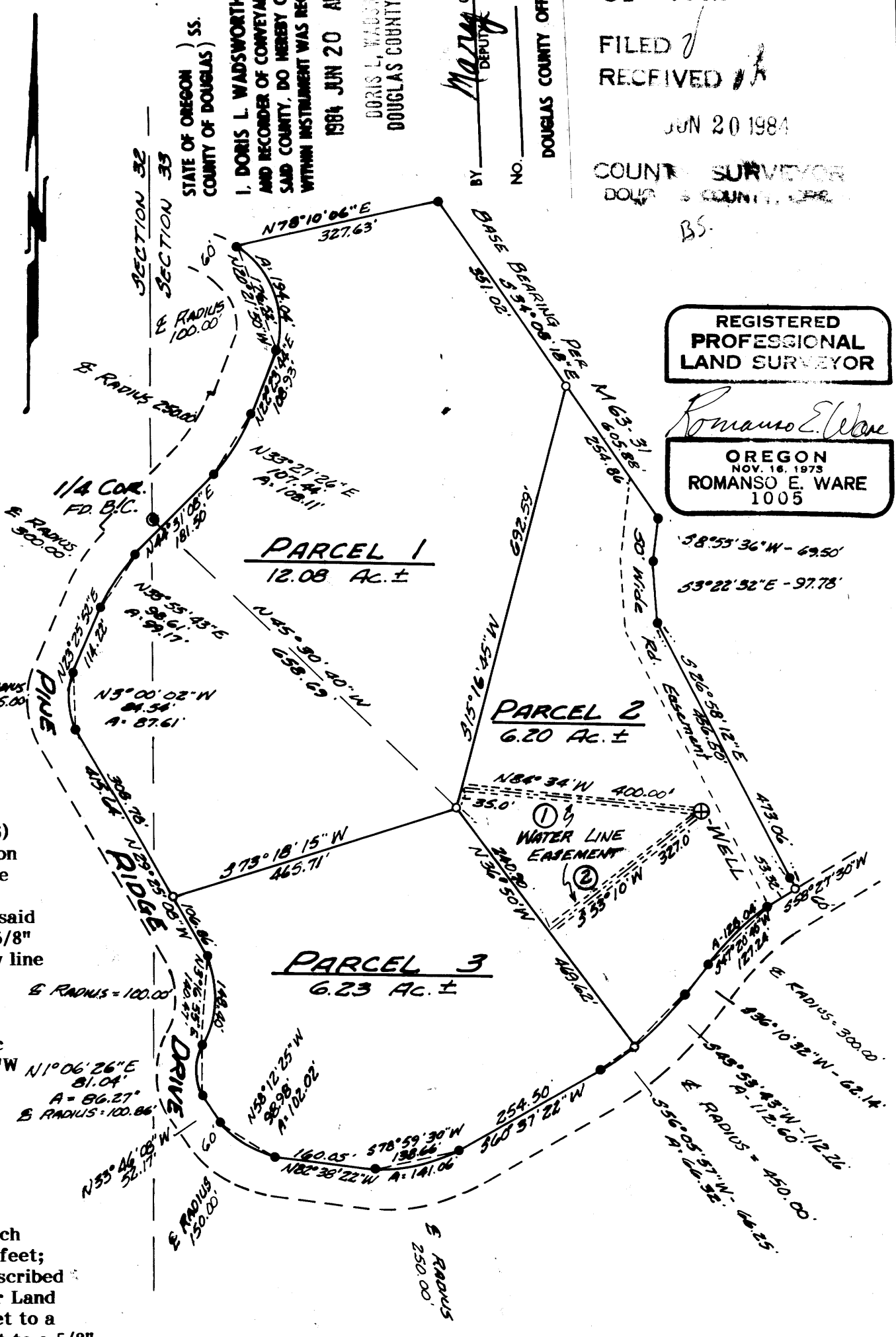
Beginning at a 5/8" iron rod from which point the West 1/4 Corner of the above said Section 33 bears N45°30'40"W 658.69 feet; thence S36°50'E 469.62 feet to a 5/8" iron rod in the northerly line of PINE RIDGE DRIVE; thence along the northerly and easterly lines of said PINE RIDGE DRIVE as follows: along the arc of a 420 foot radius curve to the right (the long chord of which bears S56°05'57"W 66.25 feet) 66.32 feet to a 5/8" iron rod, S60°37'22"W 254.50 feet to a 5/8" iron rod, along the arc of a 220.00 foot radius curve to the right (the long chord of which bears S78°59'30"W 138.66 feet) 141.06 feet to a 5/8" iron rod, N82°38'22"W 160.05 feet to a 5/8" iron rod, along the arc of a 120.00 foot radius curve to the right (the long chord of which bears N58°12'25"W 98.98 feet) 102.02 feet to a 5/8" iron rod, N33°46'08"W 52.17 feet to a 5/8" iron rod, along the arc of a 70.86 foot radius curve to the right (the long chord of which bears N1°06'26"E 81.04 feet) 86.27 feet to a 5/8" iron rod, along the arc of a 130.00 foot radius curve to the left (the long chord of which bears N3°16'55"E 140.47 feet) 148.40 feet to a 5/8" iron rod, and N29°25'08"W 106.86 feet to a 5/8" iron rod; thence leaving said easterly line N73°18'15"E 465.71 feet to the point of beginning and containing 6.23 acres of land, more or less.

WATER EASEMENT NO. 1:

An easement being 10 feet in width, 5 feet each side of a centerline more particularly described as beginning at a point on the westerly line of the above described Parcel Two from which point the West 1/4 Corner of the above said Section 33 bears N48°14'06"W 642.35 feet; thence S84°34'E 400.00 feet to a point and there terminating.

WATER EASEMENT NO. 2:

An easement being 10 feet in width, 5 feet each side of a centerline more particularly described as beginning at a point on the westerly line of the above described Parcel Two from which point the West 1/4 Corner of the above said Section 33 bears N43°11'26"W 897.57 feet; thence N53°10'E 327.00 feet to a point and there terminating.



DATE: MAY, 1984

SCALE: 1" = 200'

- — Set 5/8" iron rod w/ cap stamped "R.E. Ware-L.S.1005"
- — Fd. 5/8" iron rod

NARRATIVE:

Survey to create a partition of that property shown as Parcel 3 in Volume 2, Page 295 in the Minor Land Partition Records of Douglas County, Oregon also recorded in the County Surveyors Office as M63-31. Due to lack of space on map, see said M63-31 for a comparison of record bearings and distances with our measurements. The most easterly corner of Parcel 2 was set by bearing-bearing intersect.

Field Crew: Mike Riggan & Mike Saylor.
Equipment: Wild T-16 mounted w/ Nikon ND160 E.D.M.
Office & Drafting: Romey Ware

APPROVALS:

Keith L. Cubic
Douglas County Planning Dept.

6/13/84
Date

Francis L. Ingram
Douglas County Surveyor

6-20-84
Date

ZONING RR 5
84-7872
FILED
RECEIVED
JUN 20 1984
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

Romano E. Ware
OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005

S8°55'36"W - 69.50'
S3°22'32"E - 97.78'

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