

A MINOR LAND PARTITION lying in the N.E. 1/4, Section 23, Township 27 South, Range 6 West, Willamette

For: Allen C. Drews (owner) % Darryl Johnson, P.C. (partitioner) Pacific Building Roseburg, OR 97470 Ph. 673-4466

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

STATE OF OREGON ) 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: 1984 JUL 10 PM 4:42

DOUGLAS COUNTY CLERK

BY: [Signature] DEPUTY DOUGLAS COUNTY OFFICIAL RECORDS

84- 8766

FILED RECEIVED BS

JUL 5 1984

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

By: Romey Ware, L.S. 2771 N.W. Garden Valley Rd. Roseburg, OR 97470 Ph. 672-0649

Narrative: Survey to partition that Parcel 1 described in Volume 2, Page 109 (Instrument No. 75-10470) in the Minor Land Partition Records of Douglas County, Oregon into two parcels. Several of the original monuments from Parcel 1 have been destroyed or covered over by asphalt from construction. Strong signals were found at some corner locations using a Schonsted locator, however this surveyor did not want to chip a hole in the asphalt and replaced the monuments in their proper positions.

SCALE: 1" = 20'

DATE: JUNE 1984

- Set 5/8" x 30" iron rod w/ cap "R.E. Ware-L.S1005"
Fd. Monument as noted.
Computed pt. per bearing-bearing intersect.

Record measurements shown are per M57-63 unless otherwise noted. The original tie to the N.E. Corner of Section 23 per M57-63 was used due to the lack of an available monument that would economically be feasible to tie. Field crew: Mike Riggan and Romey Ware. Equipment: Wild T-16 Theodolite mounted with Nikon ND160 E.D.M. Office computations: Romey Ware. Drafting: Debbie Hopkins.

Approvals: Roseburg Planning Dept. 6-27-84 Date; Roseburg City Engineer 6-25-84 Date; Douglas County Surveyor 7-5-84 Date

Sewer: Roseburg Urban Sanitary Authority.

Water: City of Roseburg.

Zoning: Professional Office.

REGISTERED PROFESSIONAL LAND SURVEYOR

Roman E. Ware OREGON NOV. 16, 1973 ROMANSO E. WARE 1005

PARCEL 1:

A parcel of land being a portion of that Parcel 1 described in Volume 2, Page 109 (Instrument No. 75-10470) of the Minor Land Partition Records of Douglas County, Oregon, all lying in Section 23, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of Harvard Avenue from which point the Northeast Corner of the above said Section 23 bears N84°41'38"W 98.04 feet and N65°49'E 792.58 feet; thence along said southerly line S84°41'38"E 97.78 feet to a 5/8" iron rod at the northeast corner of the above said Parcel 1; thence along the east line of said Parcel 1 S1°12'32"E 92.66 feet to a 5/8" iron rod; thence N88°58'W 80.13 feet to a 5/8" iron rod; thence N2°49'10"W 43.28 feet to a 5/8" iron rod; thence N84°41'W 15.96 feet to a 5/8" iron rod in the west line of said Parcel 1; thence along said west line N1°12'32"W 55.53 feet to the point of beginning and containing 0.198 acres of land, more or less.

INCLUDED WITH the above described parcel is an easement 24 feet in width, 12 feet each side of a center-line more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of Harvard Avenue from which point the Northeast Corner of the above said Section 23 bears N84°41'38"W 98.04 feet and N65°49'E 792.58 feet; thence along the west line of the above said Parcel 1 S1°12'32"E 150.00 feet to a 5/8" iron rod and there terminating.

The above described parcel is subject to any portion of the above described 24 foot wide easement lying within the above said described parcel.

PARCEL 2:

A parcel of land being a portion of that Parcel 1 described in Volume 2, Page 109 (Instrument No. 75-10470) of the Minor Land Partition Records of Douglas County, Oregon, all lying in Section 23, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the west line of the above said Parcel 1 from which point the North east Corner of the above said Section 23 bears N1°12'32"W 55.53 feet, N84°41'38"W 98.04 feet and N65°49'E 792.58 feet; thence S84°41'E 15.96 feet to a 5/8" iron rod; thence S2°49'10"E 43.28 feet to a 5/8" iron rod in the east line of the above said Parcel 1; thence along said east line S1°12'32"E 57.34 feet to a 5/8" iron rod at the southeast corner of said Parcel 1; thence along the south line of said Parcel 1 N84°41'38"W 97.78 feet to the southwest corner of said Parcel 1; thence along said west line of Parcel 1 N1°12'32"W 94.47 feet to the point of beginning and containing 0.136 acres of land, more or less.

INCLUDED WITH the above described parcel is an easement, 24 feet in width, 12 feet each side of a center line more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of Harvard Avenue from which point the Northeast Corner of the above said Section 23 bears N84°41'38"W 98.04 feet and N65°49'E 792.58 feet; thence along the west line of the above said Parcel 1 S1°12'32"E 150.00 feet to a 5/8" iron rod and there terminating.

The above described parcel is subject to any portion of the above described 24 foot wide easement lying within the above said described parcel.

