

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

M98-12

A MAJOR LAND PARTITION IN THE N.E. 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

Partitioner & Owner: Sam C. Robinson  
P.O. Box 917  
Sutherlin, Oregon 97479  
Phone 459-2214

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

FILED ✓  
RECEIVED ✓  
JAN 22 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, OR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romey E. Ware*  
OREGON  
NOV 16, 1973  
ROMANSO E. WARE  
1005

**PARCEL A**

Beginning at a 5/8" iron rod in the east line of that property described in Instrument No. 84-14595 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the J.L. Clinkinbeard D.L.C. No. 46, Township 26 South, Range 5 West, Willamette Meridian bears N70°04'07"E 3089.96 feet; thence N76°25'25"W 170.00 feet to a 5/8" iron rod; thence S13°35'23"W 95.00 feet to a 5/8" iron rod in the south line of the above said property described in Instrument No. 84-14595; thence along said South line N76°25'25"W 346.71 feet to a 5/8" iron rod in the easterly line of U.S. Highway No. 99; thence along said easterly line N13°36'02"E 421.43 feet to a 5/8" iron rod at the Northeast Corner of said property described in Instrument No. 84-14595; thence along the north line of said property described in Instrument No. 84-14595 S76°26'35"E 516.63 feet to 5/8" iron rod; thence along the above said east line S13°35'23"W 326.60 feet to the point of beginning and containing 4.63 acres of land, more or less, all lying in Section 24, Township 26 South, Range 6 West, Willamette Meridian.

The above described Parcel A is subject to the below described access easement.

**PARCEL B**

Beginning at a 5/8" iron rod in the east line of that property described in Instrument 84-14595 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the J. L. Clinkinbeard D.L.C. No. 46, Township 26 South, Range 5 West, Willamette Meridian bears N70°04'07"E 3089.96 feet; thence along said east line S13°35'23"W 95.00 feet to a 5/8" iron rod at the Southeast Corner of said property described in Instrument No. 84-14595; thence along the south line of said property described in Instrument No. 84-14595 N76°25'25"W 170.00 feet to a 5/8" iron rod; thence N13°35'23"E 95.00 feet to a 5/8" iron rod; thence S76°25'25"E 170.00 feet to the point of beginning and containing 0.37 acres of land, more or less, all lying in Section 24, Township 26 South, Range 6 West, Willamette Meridian.

Included with the above described Parcel B is the below described access easement.

- Date: January, 1985  
Scale: 1" = 100'  
ZONED M 3  
Sewer: On-site septic system  
Water: Umpqua Basin Water Assoc.
- — Fd. 5/8" iron rod
  - — Set 5/8" iron rod Stamped "R.E. Ware L.S. 1005"

**ACCESS EASEMENT**

An easement, 40 feet in width, the perimeter of which is more particularly described as follows:  
Beginning at a 5/8" iron rod on the south line of that property described in Instrument No. 84-14595 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the J. L. Clinkinbeard D.L.C. No. 46, Township 26 South, Range 5 West, Willamette Meridian bears N70°19'27"E 3284.20 feet; thence along said south line N76°25'25"W 346.71 feet to a 5/8" iron rod in the easterly line of U.S. Highway No. 99; thence along said easterly line N13°36'02"E 40.00 feet; thence S76°25'25"E 346.70 feet; thence S13°35'23"W 40.00 feet to the point of beginning

**NARRATIVE**

Survey to partition a parcel of land described as Parcel 2 in that Minor Land Partition recorded as Instrument No. 77-4731 (Vol. 2, Page 298) in the Minor Land Partition Records of Douglas County, Oregon. Said Minor Land Partition also being filed in the Douglas County Surveyors Office as M63-34. All record measurements shown represent those shown per M63-34. The Southwest Corner of Parcel A and the Southeast Corner of Parcel B were set by proportionate measurements in respect to there record distances.  
Field crew: R. Ware & R. Bolin.  
Equipment: Wild T-16 mounted w/ Nikon ND 160 E.D.M.  
Computations and drafting by R. Ware.

**APPROVALS**

*Keith L. Cubic*  
Douglas County Planning Dept.

1/21/85  
Date

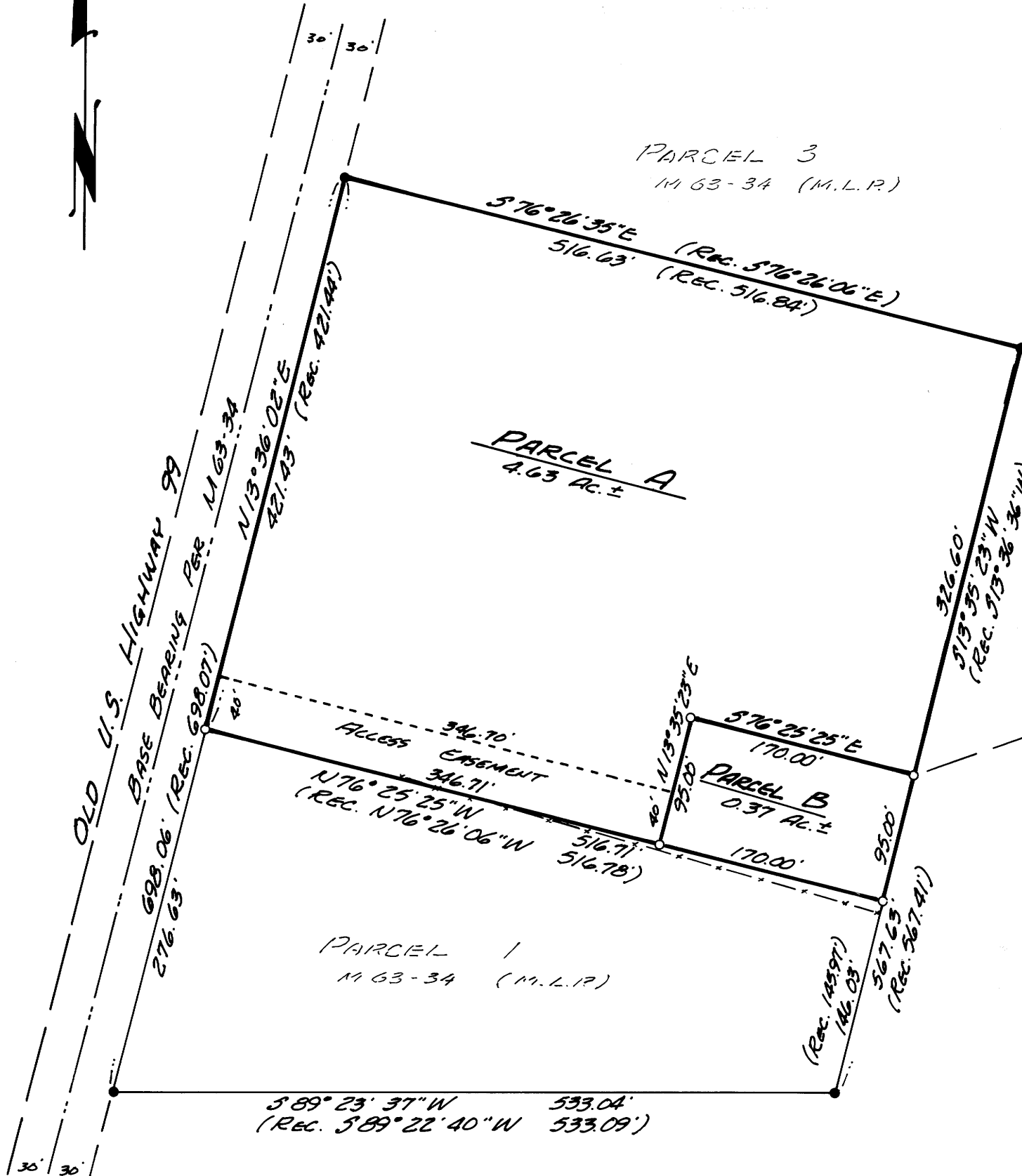
*Francis L. Ingram*  
Douglas County Surveyor

1-22-85  
Date

DOUGLAS COUNTY OFFICIAL RECORDS  
1985 JAN 22 PM 4:15  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.

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:



PK 8-96 147