

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

452-86 W MAP FILE M98-254

A MAJOR LAND PARTITION
in the N.E. 1/4 of Section 31, T28S, R7W, W.M.

Partitioner & Owner: James R. Beigh
PO Box 2463
Roseburg, OR 97470
Ph. 679-7344

Surveyor: Romanso E. Ware
2771 NW Garden Valley Rd.
Roseburg, OR 97470
Ph. 672-0649

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:

1985 FEB 15 PM 4: 11

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

FILED
RECEIVED
FEB 15 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
CMO

85- 1781

BY: Mary J. Deal
DEPUTY
NO. 1200 FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

Date: Feb., 1985

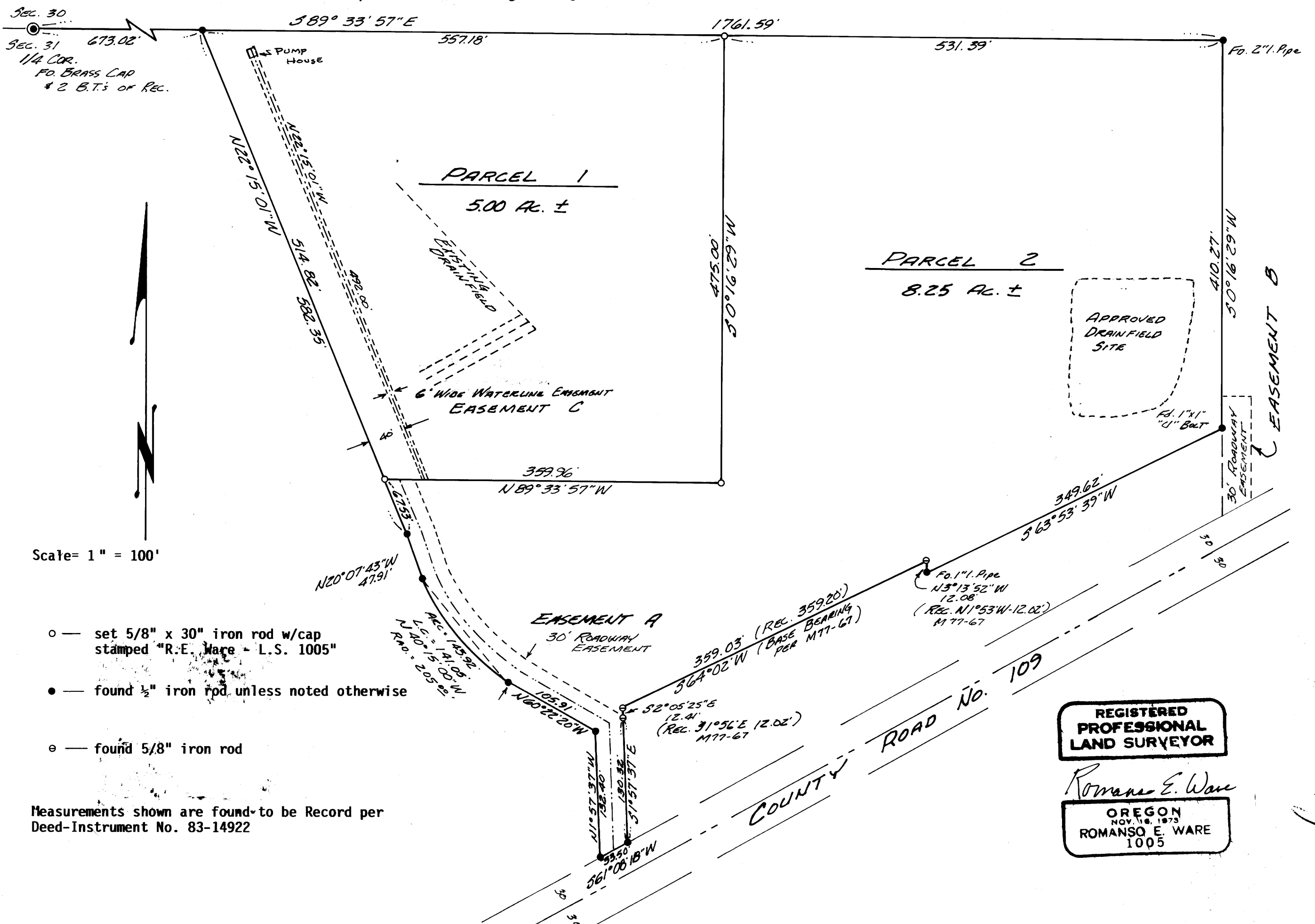
Sewer: on-site septic system
Water: well
Zoning: RR-5

NARRATIVE:

Survey for the purpose of partitioning into two parcels that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon. No record was found of the found monuments (excepting those shown on M77-67) on the perimeter of said property. However, Mr. Beigh stated that a registered land surveyor surveyed, set the monuments shown, and prepared the description recorded in said Instrument No. 83-14922. Mr. Beigh also stated the work was accomplished around 1980 and he does not recall the surveyors name. The monuments located and tied were found to fall at the record calls per deed and it is apparant that the unknown surveyor did locate the monuments in their proper positions. Reference surveys M38-57 and M77-67.

Field Crew: Romey Ware & Mike Radcliffe Equipment: Wild T-16 mounted w/a Nikon ND 160 E.D.M.

Office Computations & Drafting: Romey Ware



Scale= 1" = 100'

- — set 5/8" x 30" iron rod w/cap stamped "R.E. Ware - L.S. 1005"
- — found 1/2" iron rod, unless noted otherwise
- — found 5/8" iron rod

Measurements shown are found to be Record per Deed-Instrument No. 83-14922

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Handwritten notes: 85-1781-150A

852-86W
M98-25B

DESCRIPTIONS

Parcel 1

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian and is a portion of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1/2" iron rod on the north line of the above said Section 31 from which point the North 1/4 Corner of said Section 31 bears N89°33'57"W 673.02 feet; thence along said north line S89°33'57"E 557.18 feet to a 5/8" iron rod; thence leaving said north line S0°16'29"W 475.00 feet to a 5/8" iron rod; thence N89°33'57"W 359.96 feet to a 5/8" iron rod in the westerly line of said property described in Instrument NO. 83-14922; thence along said westerly line N22°15'01"W 514.82 feet to the point of beginning and containing 5.00 acres of land, more or less.

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DOUGLAS COUNTY, OREG.
CMO

Included with the above described parcel is Easement A (Roadway Easement) more particularly described below.
Also the above described parcel is subject to Easement C (Waterline Easement) more particularly described below.

Parcel 2

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian and is a portion of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the north line of the above said Section 31 from which point the North 1/4 Corner of said Section 31 bears N89°33'57"W 1230.20 feet; thence along said north line S89°33'57"E 531.39 feet to a 2" iron pipe at the northeast corner of the above said property described in Instrument NO. 83-14922; thence along the easterly and southerly lines of said property described in Instrument No. 83-14922 as follows: S0°16'29"W 410.27 feet to a 1" bolt, S63°53'39"W 349.62 feet to a 1" iron pipe, N3°13'52"W 12.08 feet to a 5/8" iron rod, S64°02'W 359.03 feet to a 5/8" iron rod, S2°05'25"E 12.41 feet to a 5/8" iron rod, and S1°57'37"E 130.32 feet to a 1/2" iron rod in the northerly line of County Road No. 109; thence along said northerly line S61°08'18"W 33.5 feet to a 1/2" iron rod; thence along the westerly line of said parcel described in Instrument NO. 83-14922 as follows: N1°57'37"W 132.40 feet to a 1/2" iron rod, N60°22'20"W 105.91 feet to a 1/2" iron rod, along the arc of a 205.00 foot radius curve to the right (the long chord of which bears N40°15'W 141.05 feet) 143.92 feet to a 1/2" iron rod, N20°07'43"W 47.91 feet to a 1/2" iron rod, and N22°15'01"W 67.53 feet to a 5/8" iron rod; thence leaving said westerly line S89°33'57"E 359.96 feet to a 5/8" iron rod; thence N0°16'29"E 475.00 feet to the point of beginning and containing 8.25 acres of land, more or less.

Included with the above described parcel are Easements B (Roadway Easement) and C (Waterline Easement) more particularly described below.
Also, the above described is subject to Easement A (Roadway Easement) more particularly described below.

EASEMENT A (Roadway Easement)

An easement lying adjacent to and easterly of a portion of the westerly line of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said easement being 30 feet in width, 15 feet each side of a centerline more particularly described as follows:

Beginning at a point on the northerly line of County Road No. 109 from which point the North 1/4 Corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian bears N51°52'04"W 1414.28 feet; thence along said centerline as follows: N1°57'37"W 133.18 feet, N60°22'20"W 114.29 feet, along the arc of a 190.00 foot radius curve to the right (the long chord of which bears N40°15'W 130.73 feet) 133.46 feet, N20°07'43"W 48.19 feet, and N22°15'01"W 61.53 feet to the south line of the above described Parcel 1 and there terminating.

EASEMENT B (Roadway Easement described as per Instrument No. 83-14922)

An easement for road purposes over and above a strip of land 30 feet wide, the boundaries of which are described as follows:

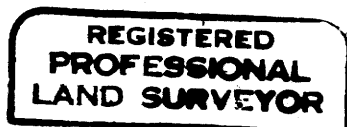
Beginning at a point on the West line of property recorded in Douglas County Deed Records in Volume 80 Page 110, which is South 0° 47' West 376.5 feet from the Northwest corner of said recorded property, said Northwest corner being North 89° 33' West 466.2 feet and North 89° 29' West 412.1 feet from the Northeast corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian; thence running from said beginning point, South 89° 13' East 30.0 feet; thence South 106.0 feet to the North line of the Tenmile Valley County Road; thence South 60° 46' West 34.5 feet along said road line, to the Southeast corner of the Hopkins property thence North 0° 19' East 93.3 feet to the Northeast corner of said property; thence North 0° 47' East 30.0 feet to the place of beginning, the above being a part of property recorded in Douglas County Deed Records in said Volume 80 Page 110, and situated in Section 31, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

EASEMENT C (Waterline Easement)

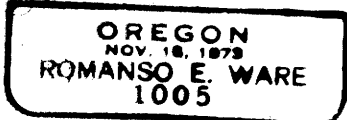
An easement, 6 feet in width, 3 feet each side of a centerline more particularly described as follows:

Beginning at a point on the south line of the above described Parcel 1 from which point the North 1/4 Corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian bears N62°07'44"W 1030.87 feet; thence N22°15'01"W 492.00 feet to a pump house and there terminating.

APPROVALS



Romanso E. Ware



Keith L. Cubic
Douglas County Planning Dept.

2/14/85
Date

Larry E. Monahan DEPUTY
Douglas County Surveyor

2-15-85
Date

M98-25B

36.8-19/150 R