

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

M 98-4 A

A MAJOR LAND PARTITION IN THE S.E. 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

OWNER:
Fred Goetz Estates (Parcel 3)
& Laurance Goetz
735 W. Union St.
Roseburg, Oregon 97470

SIDNEY LIEKEN (Parcels 1 & 2)
859 W. Lookingglass Rd.
Roseburg, Oregon 97470
Phone: 672-4883

PARTITIONER:
Gordon Avery
1454 N.W. Mulholland Dr.
Roseburg, Oregon 97470
Phone 673-0681

DATE: Sept., 1984
SCALE: 1" = 100'

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

NARRATIVE:

Survey to partition the Goetz property as shown. The southeast corner of the subject property was set by the extension of the curve along the northerly right-of-way of Garden Valley Boulevard, from the found monuments shown per survey M72-47, with the intersection of the west line of Goetz Street. The perimeter of GOETZ SUBD. and the individual properties lying west of Goetz Street were set at record distances, which fit fences and improvements found. For record measurements see FRED GOETZ SUBD. and M72-47. Field crew: Mike Riggan and Romey Ware. Equipment: Wild T-16 mounted with a Nikon N.D. 160 E.D.M. Office Computations: Romey Ware. Drafting: Romey Ware.

SEWER: Roseburg Urban Sanitary Authority.

WATER: City of Roseburg

NOTE: For bearings & distances on easements see descriptions on Page 3.

APPROVALS:

Joyce A. Ohlson
City of Roseburg, Planning Dept.

12/21/84
Date

Adney G. Bowler
City of Roseburg, Engineer

12-21-84
Date

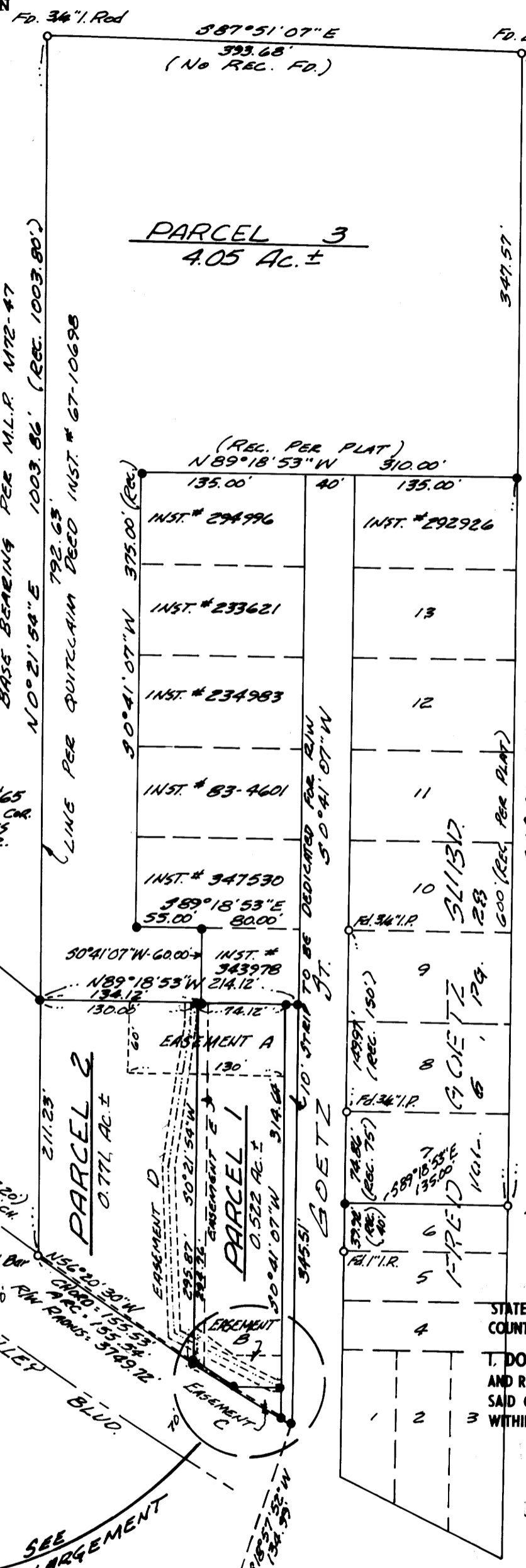
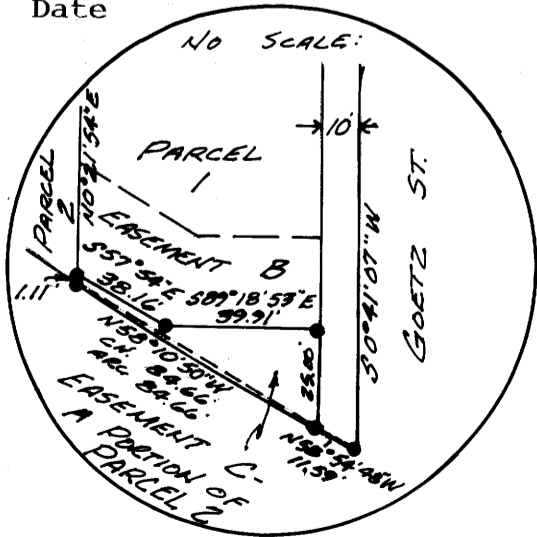
Larry E. Monahan DEPUTY
Douglas County Surveyor

12-27-84
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romey E. Ware

WREDDON
ROMEY E. WARE
1983



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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

RONALD HEIGHTS - Vol. 6, Pg. 18

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
T. 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:

BY Mary J. Seal
DEPUTY
NO _____ FEE 13.00
DOUGLAS COUNTY OFFICIAL RECORDS

- - Found Monument as noted.
- - Set 5/8" iron rod w/ cap (30" long) Stamped "R.E. Ware - L.S. 1005"

COUNTY SURVEYORS FILE DATA
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MAP FILE N 98-4 B

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DEC 27 1984

DESCRIPTIONS:

PARCEL ONE:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Northwest Corner of Donation Land Claim No. 65 bears N89°18'53"W 130.00 feet and N50°15'33"W 1297.98 feet; thence along the south line of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon S89°18'53"E 74.12 feet to a 5/8" iron rod; thence S0°41'07"W 314.64 feet to a 5/8" iron rod; thence N89°18'53"W 39.91 feet to a 5/8" iron rod; thence N57°54'W 38.16 feet to a 5/8" iron rod; thence N0°21'54"E 294.76 feet to the point of beginning and containing 0.522 acres of land, more or less.

Included with the above described Parcel is Easement C more particularly described below.

Also, the above described Parcel is subject to that portion of Easements A, B, D, and E (more particularly described below) that fall within said Parcel.

PARCEL TWO:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in that line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land claim No. 65 bears N50°15'33"W 1297.98 feet; thence S89°18'53"E 130.00 feet to a 5/8" iron rod; thence S0°21'54"W 294.76 feet to a 5/8" iron rod; thence S57°54'E 38.16 feet to a 5/8" iron rod; thence S89°18'53"E 39.91 feet to a 5/8" iron rod; thence S0°41'07"W 25.00 feet to a 5/8" iron rod in the northerly right-of-way line of Garden Valley Blvd.; thence along said northerly right-of-way line along the arc of a 3749.72 foot radius curve to the right (the long chord of which bears N56°59'23"W 240.16 feet) 240.20 feet to a 1" iron bar; thence along said line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon N0°21'54"E 211.23 feet to the point of beginning and containing 0.771 acres of land, more or less.

Included with the above described Parcel are Easements A, B, & E more particularly described below.

The above described Parcel is subject to that portion of Easements A, C, & D (more particularly described below) that fall within said Parcel.

PARCEL THREE:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in that line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land claim No. 65 bears N50°15'33"W 1297.98 feet; thence along said line described in Instrument No. 67-10698 N0°21'54"E 792.63 feet to a 3/4" iron rod in the northerly line of the above said property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon; thence along said northerly line S87°51'07"E 393.68 feet to a 2" iron pipe at the northwest corner of Block A of RONALD HEIGHTS as recorded in Volume 6, Page 76 in the Plat Records of Douglas County, Oregon; thence along the west line of said Block A S0°41'07"W 347.57 feet to a 5/8" iron rod at the northeast corner of that property described in Instrument No. 292926 in the Deed Records of Douglas County, Oregon; thence along the north line of said property described in Instrument No. 292926, and the extension thereof, N89°18'53"W 310.00 feet to a 5/8" iron rod at the northwest corner of that property described in Instrument No. 294996 in the Deed Records of Douglas County, Oregon; thence S0°41'07"W 375.00 feet to a 5/8" iron rod at the southwest corner of that property described in Instrument No. 347530 in the Deed Records of Douglas County, Oregon; thence along the south line of said property described in Instrument No. 347530 S89°18'53"E 55.00 feet to a 5/8" iron rod at the northwest corner of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon; thence along the west line of said property described in Instrument No. 343978 S0°41'07"W 60.00 feet to a 5/8" iron rod at the southwest corner thereof; thence N89°18'53"W 134.12 feet to the point of beginning and containing 4.05 acres of land, more or less.

Included with the above described Parcel are Easements A & D more particularly described below.

EASEMENT E: (Parking easement)

An easement, 10 feet in width, being the westerly 10 feet of the above described Parcel 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romans E. Ware

OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005

NOTE: For Easements A, B, C, & D and the description for the 10 foot strip to be dedicated, see Page 3.

PAGE 2 OF 3

N 98-4 B

98-4 B-109, 141 B

COUNTY SURVEYORS FILE DATA
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MAP FILE M 98-4 C

DESCRIPTIONS (Cont.)

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

EASEMENT A: (Ingress & Egress)
An easement, 60 feet in width, being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, the perimeter of said easement being more particularly described as follows:
Beginning at a point on the south line of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land Claim No. 65 bears N89°18'53"W 204.12 feet; thence S0°41'07"E 60.00 feet; thence N89°18'53"W 130.00 feet; thence N0°41'07"E 60.00 feet; thence S89°18'53"E 130.00 feet to the point of beginning.

EASEMENT B: (Ingress & Egress)
An easement, 24 feet in width, being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, the perimeter of said easement being more particularly described as follows:
Beginning at a point on the westerly line of the above described Parcel One from which point the Northwest Corner of Donation Land Claim No. 65 bears N0°21'54"E 266.54 feet, N89°18'53"W 130.00 feet; thence S0°41'07"W 24.00 feet; thence N89°18'53"W 39.91 feet; thence N57°54'W 38.16 feet to the above said westerly line; thence N0°21'54"E 28.22 feet along said westerly line to the point of beginning.

EASEMENT C: (Signage easement)
An easement, variable feet in width, being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, the perimeter of said easement being more particularly described as follows:
Beginning at a 5/8" iron rod at the southeast corner of the above described Parcel Two from which point the Northwest Corner of Donation Land Claim No. 65 bears N0°41'07"E 339.64 feet, N89°18'53"W 204.12 feet, and N50°15'33"W 1297.98 feet; thence along the east line of said Parcel Two N0°41'07"E 25.00 feet to a 5/8" iron rod; thence N89°18'53"W 39.91 feet to a 5/8" iron rod; thence N57°54'00"W 38.16 feet to a 5/8" iron rod; thence S0°21'54"W 1.11 feet to a 5/8" iron rod in the northerly line of Garden Valley Blvd.; thence along said northerly line along the arc of a 3749.72 foot radius curve to the right (the long chord of which bears S58°10'50"E 84.66 feet) 84.66 feet to the point of beginning.

EASEMENT D: (Drainage easement)
A drainage easement being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said easement being 10 feet in width, 5 feet each side of a centerline more particularly described as follows:
Beginning at a point on the north line of the above described Parcel Two from which point the Northwest Corner of Donation Land Claim No. 65 bears N89°18'53"W 124.83 feet and N50°15'33"W 1297.98 feet; thence South 20.00 feet; thence S8°58'20"W 113.23 feet; thence S1°46'15"E 136.94 feet; thence S62°15'40"E 97.15 feet; thence S89°18'53"E 3.00 feet to the east line of the above described Parcel One and there terminating.

10 FOOT WIDE STRIP TO BE DEDICATED FOR RIGHT-OF-WAY:
A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod on the south line of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land Claim No. 65 bears N89°18'53"W 204.12 feet and N50°15'33"W 1297.98 feet; thence along said south line S89°18'53"E 10.00 feet to a 5/8" iron rod in the west line of Goetz Street; thence along said west line S0°41'07"W 345.51 feet to a 5/8" iron rod in the northerly line of Garden Valley Blvd.; thence along said northerly line along the arc of a 3749.72 foot radius curve to the right (the long chord of which bears N58°54'48"W 11.59 feet) 11.59 feet to a 5/8" iron rod; thence N0°41'07"E 339.64 feet to the point of beginning and containing 0.08 acres of land, more or less.

DEDICATION:

Know all men by these presents that SIDNEY LEIKEN is the owner of the land shown and described on the annexed plat and has caused the same to be surveyed and to be platted for a Major Land Partition and hereby dedicates to the use of the public forever a 10 foot wide strip of land lying adjacent to the westerly line of Goetz Street, being more particularly described above as the 10 FOOT WIDE STRIP TO BE DEDICATED FOR RIGHT-OF-WAY.

SIDNEY LEIKEN

ACKNOWLEDGEMENT:

State of Oregon
County of Douglas

On the 17th day of _____, 1984, before me appeared _____, to me known to be the person described in and who executed the foregoing dedication, who being duly sworn, did say that he executed the same for the purpose set forth therein.

Notary Public for the State of Oregon

My Commission expires _____

