

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A SURVEY LYING IN THE N.E. 1/4, N.W. 1/4, S.W. 1/4 & S.E. 1/4
OF SECTION 11, T28S, R6W, WILLAMETTE MERIDIAN

FILED CMO
RECEIVED *RL*

For: Curt Ryan
1490 N.W. Lester
Roseburg, Oregon

By: Romey Ware
2771 N.W. Garden Valley R
Roseburg, Oregon

JUN 18 1985

Phone: 679-9295 Phone: 672-0649

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
CMO

Narrative:

Survey for the purpose of a description and building construction. It should be noted that this property may require a Minor Land Partition if any portion is sold. Consult the Douglas County Planning Dept. for details. For record survey see M93-21 and C.S. 58/154. Field crew: Mike Radcliffe and Neil Hibbs. Equipment used was a Wild T-16 theodolite and a Nikon N.D. 160 E.D.M. Office: Romey Ware & Mike Radcliffe.

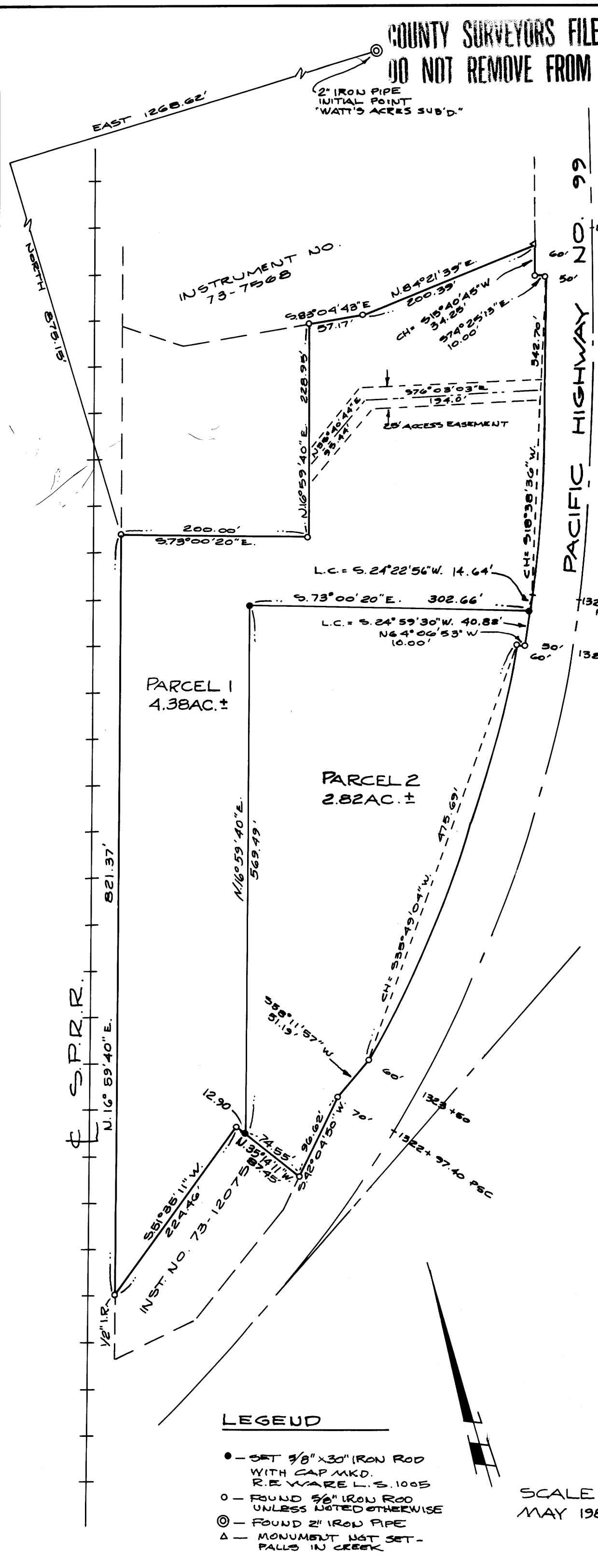
Descriptions:

Parcel 1

A parcel of land being a portion of Lots 5, 6, and 8 of WATTS ACRES SUBDIVISION and lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian and being more particularly described as follows:
Beginning at a 5/8" iron rod on the easterly right-of-way line of the Southern Pacific Railroad from which point the Initial Point of the above said WATTS ACRES SUBDIVISION bears North 875.15 feet and East 1268.62 feet; thence leaving said easterly right-of-way line S73°00'20"E 200.00 feet to a 5/8" iron rod; thence N16°59'40"E 228.95 feet to a 5/8" iron rod on the southerly line of that property described in Instrument No. 73-7568 in the Deed Records of Douglas County, Oregon; thence along said southerly line S83°04'43"E 57.17 feet to a 5/8" iron rod in a 3/4" iron pipe and N84°21'39"E 200.39 feet to the westerly line of Pacific Highway No. 99; thence along said westerly line as follows: along the arc of a spiral curve to the right (the long chord of which bears S15°40'45"W 34.25 feet) to a 5/8" iron rod, S74°25'13"E 10.00 feet to a 5/8" iron rod, along the arc of a spiral curve to the right (the long chord of which bears S18°38'36"W 342.70 feet) to a 5/8" iron rod; along the arc of a 1382.39 foot radius curve to the right (the long chord of which bears S24°22'56"W 14.64 feet) to a 5/8" iron rod; thence leaving said westerly line N73°00'20"W 302.66 feet to a 5/8" iron rod; thence S16°59'40"W 569.49 feet to a 5/8" iron rod on the most northeasterly line of that property described in Instrument No. 73-12075 in the Deed Records of Douglas County, Oregon; thence along said northeasterly line N35°14'11"W 12.90 feet to a 5/8" iron rod; thence along the northwesterly line of said property described in Instrument No. 73-12075 S51°35'11"W 224.46 feet to a 1/2" iron rod on the above said easterly right-of-way line of the Southern Pacific Railroad; thence along said easterly right-of-way line N16°59'40"E 821.37 feet to the point of beginning and containing 4.38 acres of land, more or less.
The above described parcel of land is subject to that 25 foot wide easement as shown per map.

Parcel 2

A parcel of land being a portion of Lots 5, 6, and 8 of WATTS ACRES SUBDIVISION and lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian and being more particularly described as follows:
Beginning at a 5/8" iron rod on the northeasterly line of that property described in Instrument No. 73-12075 in the Deed Records of Douglas County, Oregon from which point the Initial Point of WATTS ACRES SUBDIVISION bears North 1531.72 feet and East 1325.37 feet; thence N16°59'40"E 569.49 feet to a 5/8" iron rod; thence S73°00'20"E 302.66 feet to a 5/8" iron rod on the westerly right-of-way line of Pacific Highway No. 99; thence along said westerly right-of-way line as follows: along the arc of a 1372.39 foot radius curve to the right (the long chord of which bears S24°59'30"W 40.82 feet) 40.82 feet to a 5/8" iron rod, N64°06'53"W 10.00 feet to a 5/8" iron rod, along the arc of a 1372.39 foot radius curve to the right (the long chord of which bears S35°49'04"W 475.69 feet) 478.07 feet to a 5/8" iron rod, S58°11'57"W 51.19 feet to a 5/8" iron rod, and S42°04'50"W 96.62 feet to a 5/8" iron rod; thence leaving said westerly right-of-way line N35°14'11"W 74.55 feet along the northeasterly line of that property described in Instrument No. 73-12075 in the Deed Records of Douglas County, Oregon to the point of beginning and containing 2.82 acres of land, more or less.



LEGEND

- - SET 5/8" x 30" IRON ROD WITH CAP MKD. R.E. WARE L.S. 1005
- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ⊙ - FOUND 2" IRON PIPE
- △ - MONUMENT NOT SET - FALLS IN CREEK

SCALE 1" = 100'
MAY 1985

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romey E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005