

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-11A

A MINOR LAND PARTITION IN THE SOUTH 1/2 OF SECTION 19 & THE NE 1/4 OF SECTION 30, T26S, R5W, W.11.

Owner: Jackson Ranch, Inc.
P.O. Box 606
Winchester, Oregon 97495
Phone: 672-1098

Partitioner: Gilbert Rubin & Leroy Hanna
% Wallace Cegavske
Attorney at Law
420 SE Jackson Street
Roseburg, Oregon 97470
Phone: 673-5528

FILED CMO
RECEIVED *h*

JUL 16 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

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

JUNE, 1985

SCALE: 1" = 100'

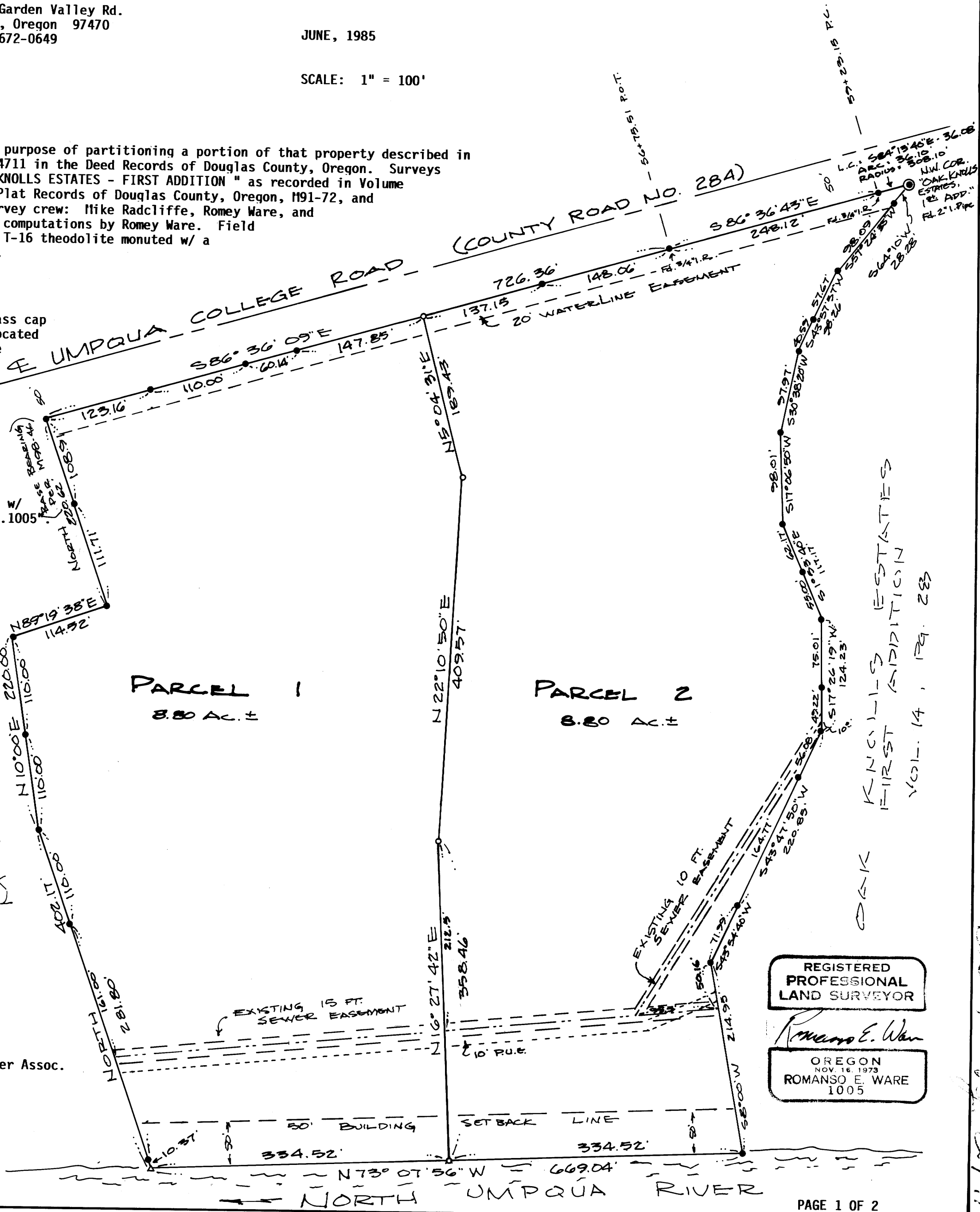
Narrative:

Survey for the purpose of partitioning a portion of that property described in Instrument No. 73-04711 in the Deed Records of Douglas County, Oregon. Surveys of record are "OAK KNOLLS ESTATES - FIRST ADDITION" as recorded in Volume 14, Page 28 in the Plat Records of Douglas County, Oregon, M91-72, and M98-46 (A & B). Survey crew: Mike Radcliffe, Romey Ware, and Neil Hibbs. Office computations by Romey Ware. Field equipment is a Wild T-16 theodolite mounted w/ a Nikkon ND 160 E.D.M.

Benchmark:

Fd. a 2" iron pipe w/ brass cap mkd. "Hobi" RLS 839, 1985. Located 5' north of right-of-way fence at CRRW Sta. 37+25. Elevation 530.10 ft. msl.

- — Fd. 5/8" iron rod unless noted otherwise.
- △ — computed point.
- — Set 5/8" x 30" iron rod w/ cap mkd. "R.E. Ware-L.S.1005"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

369-698

MAP FILE M99-11B

FILED CMO
RECEIVED *rl*

JUL 16 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

DESCRIPTIONS:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 73-04711 as recorded in the Deed Records of Douglas County, Oregon, lying in Sections 19 and 30, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly line of County Road No. 284 from which point the Northwest Corner of "OAK KNOLLS ESTATES - FIRST ADDITION" as recorded in Volume 14, Page 28 in the Plat Records of Douglas County, Oregon; bears N86°31'12"W 1010.53 feet; thence along said southerly line S86°36'09"E 441.15 feet to a 5/8" iron rod; thence leaving said southerly line S5°04'31"W 189.43 feet to a 5/8" iron rod; thence S22°10'50"W 409.57 feet to a 5/8" iron rod; thence S16°27'42"W 358.46 feet to the northerly bank of the North Umpqua River; thence along said northerly bank N73°07'56"W 334.52 feet; thence leaving said northerly bank North 402.17 feet to a 5/8" iron rod; thence N10°00'E 220.00 feet to a 5/8" iron rod; thence N89°19'38"E 114.52 feet to a 5/8" iron rod; thence North 220.62 feet to the point of beginning and containing 8.80 acres of land, more or less. Subject to conditions and easements of record.

Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 73-04711 as recorded in the Deed Records of Douglas County, Oregon, lying in Sections 19 and 30, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 2" iron pipe at the Northwest Corner of "OAK KNOLLS ESTATES - FIRST ADDITION" as recorded in Volume 14, Page 28 in the Plat Records of Douglas County, Oregon; thence along the westerly line of said "OAK KNOLLS ESTATES - FIRST ADDITION" as follows: S64°10'W 28.28 feet to a 5/8" iron rod, S57°24'35"W 98.09 feet to a 5/8" iron rod, S43°57'57"W 98.26 feet to a 5/8" iron rod, S30°38'20"W 97.97 feet to a 5/8" iron rod, S17°06'50"W 98.01 feet to a 5/8" iron rod, S1°53'40"E 117.17 feet to a 5/8" iron rod, S17°26'19"W 124.23 feet to a 5/8" iron rod, S43°47'50"W 220.85 feet to a 5/8" iron rod, S43°54'40"W 71.99 feet to a 5/8" iron rod, and S8°00'W 214.95 feet to the northerly bank of the North Umpqua River; thence along said northerly bank N73°07'56"W 334.52 feet; thence leaving said northerly bank N16°27'42"E 358.46 feet to a 5/8" iron rod; thence N22°10'50"E 409.57 feet to a 5/8" iron rod; thence N5°04'31"E 189.43 feet to a 5/8" iron rod in the southerly line of County Road No. 284; thence along said southerly line S86°36'09"E 285.21 feet to a 3/4" iron rod, S86°36'43"E 248.12 feet to a 3/4" iron rod, and along the arc of a 308.10 foot radius curve to the right (the long chord of which bears S84°13'40"E 36.08 feet) 36.10 feet to the point of beginning and containing 8.80 acres of land, more or less. Subject to conditions and easements of record.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Romanso E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

APPROVALS:

Keith L. Cubic

Douglas County Planning Dept.

6/27/85

Date

Francis L. Ingram

Douglas County Surveyor

7-16-85

Date

STATE OF OREGON) ss
COUNTY OF DOUGLAS)
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 JUL 17 AM 9:08

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Maryel Seal*
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

85- 8401

PAGE 2 OF 2

MAP FILE M99-11B

248