

M99-15A

**MAJOR LAND PARTITION
IN N.W. 1/4, SEC. 27, T. 28 S., R. 7 W., W.M.,
DOUGLAS COUNTY, OREGON.**

FILED CMO
RECEIVED *fl*

JUL 29 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

PARTITIONER:

RICHARD C. & MARGARET M. ABODELLEY
213 CROXTON LANE
ROSEBURG, OREGON 97470

LEGAL OWNER OF RECORD:

RICHARD C. & MARGARET M. ABODELLEY

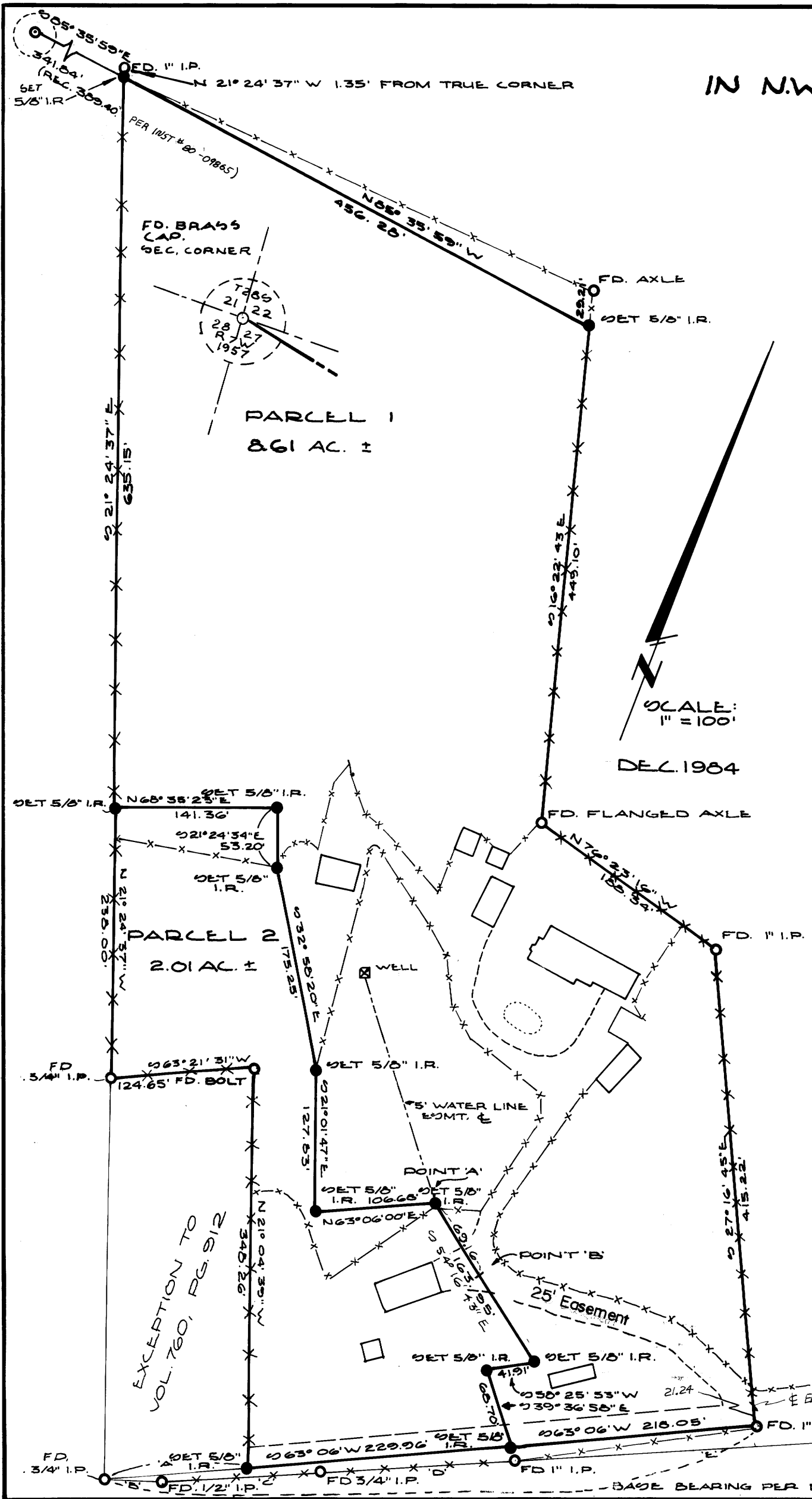
SURVEY BY:

DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OREGON 97495

(503) 673-0166

NARRATIVE:

FIELD SURVEY BY GREG LANG & DAVE DELATTE. ALL EXISTING MONUMENTS TIED AND FOUND TO BE CLOSE TO DEED CALLS. TIE TO SECTION CORNER SOME 48' SHORT OF DEED CALLS; HOWEVER 1969 SURVEY SHOWS FENCE EXISTING ON PROPERTY BOUNDARY AND MONUMENTS AS WE FOUND THEM. PROPERTY WELL MONUMENTED AND FENCED. NORTH LINE REVISED DUE TO ENCROACHMENT ON NICHOLS BROS INC. PROPERTY; HOWEVER OLD MONUMENTS USED FOR NORTH-SOUTH ALIGNMENT. PROPERTY UNDOUBTEDLY SURVEYED BY UNLICENSED SURVEYOR, BUT MONUMENTS ARE CALLED OUT IN DEED. ALSO, MONUMENTS AND DEED CALLS DON'T AGREE WITH PREVIOUS SURVEYS ON THE SOUTHEASTERLY LINE; HOWEVER BASIS FOR ESTABLISHING LINE AS SHOWN ON OTHER SURVEYS VAGUE. SUGGEST ADJACENT OWNER EAST, WEST & SOUTH SIGN QUITCLAIMS TO RESOLVE PROPERTY LINE DISCREPANCIES PRIOR TO DEEDING PARCEL 1 OR 2. DRAFTING BY KELLI CALDERWOOD.



- 'A' N 36° 06' 01" E
125.00'
- 'B' S 68° 14' 41" W
50.40'
- 'C' S 64° 54' 25" W
138.11'
- 'D' S 64° 54' 35" W
170.01'
- 'E' S 64° 25' 03" W
296.39'

LEGEND

● 5/8" x 30" IRON ROD
WITH CAP MKD.
DON BENTZ
SURV. INC.

ZONE: RR
SEWER: SEPTIC
WATER: WELL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

EASEMENT 80-08100

M99-15A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-158

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JUL 29 1985

DESCRIPTIONS FOR MAJOR LAND PARTITION IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON:

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
CMO

PARCEL 1

Beginning at a 5/8 inch iron rod on the North Line of Section 27, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, said point bears South 85° 35' 59" East 341.84 feet from the Northwest corner of said Section 27; thence South 21° 24' 37" East 635.15 feet along an existing fence line to a 5/8 inch iron rod with cap; thence leaving said fence line, North 68° 35' 23" East 141.36 feet to a 5/8 inch iron rod with cap; thence South 21° 24' 34" East 53.20 feet to a 5/8 inch iron rod with cap; thence South 32° 58' 20" East 175.25 feet to a 5/8 inch iron rod with cap; thence South 21° 01' 47" East 127.83 feet to a 5/8 inch iron rod with cap; thence North 63° 06' 00" East 106.68 feet to a 5/8 inch iron rod with cap to be referred to as Point 'A' of this description; thence South 54° 16' 43" East 69.16 feet to a point, said point to be referred to as Point 'B' of this description; thence continuing South 54° 16' 43" East 94.79 feet to a 5/8 inch iron rod with cap; thence South 58° 25' 53" West 41.91 feet to a 5/8 inch iron rod with cap; thence South 39° 36' 58" East 68.70 feet to a 5/8 inch iron rod with cap on the southeasterly line of that parcel described in Volume 760, Page 912, Douglas County Deed Records; thence North 63° 06' 00" East 218.05 feet along said southeasterly line to a 1 inch iron pipe; thence leaving said southeasterly line, North 27° 16' 45" West 415.22 feet along a fence line to a 1 inch iron pipe; thence continuing along a fence line, North 76° 23' 16" West 188.34 feet to a flanged axle; thence continuing along a fence line, North 16° 22' 43" West 449.10 feet to a 5/8 inch iron rod with cap, said point bears South 16° 22' 43" East 29.21 feet from an axle at a fence corner; thence North 85° 35' 59" West 456.28 feet to the point of beginning, and containing 8.61 acres, more or less.

SUBJECT TO a 5 foot waterline easement 2.5 feet either side of the following described centerline: Beginning at a 5/8 inch iron rod with cap, referred to as Point 'A' in description above; thence North 39° 42' 08" West 212 feet to a point 5 feet beyond an existing well, and there terminating.

ALSO SUBJECT TO a 25 foot easement 12.5 feet either side of the following described centerline: Beginning at Point 'B' as referred to in description above; thence along the centerline of an existing road the following: North 88° 18' 35" East 71.84 feet, North 78° 54' 41" East 54.69 feet, North 88° 35' 15" East 51.19 feet, South 74° 04' 14" East 96.82 feet, to a point on the northeasterly line of parcel described above.

TOGETHER WITH an easement for ingress and egress, including the terms and provisions thereof, as granted by William L. and Marcella E. Malone in Recorder's No. 80-08100, Records of Douglas County, Oregon.

PARCEL 2

Beginning at a point in an existing fence line, said point bears South 85° 35' 59" East 341.84 feet and South 21° 24' 37" East 635.15 feet from the Northwest corner of Section 27, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence leaving said fence line, North 68° 35' 23" East 141.36 feet to a 5/8 inch iron rod with cap; thence South 21° 24' 34" East 53.20 feet to a 5/8 inch iron rod with cap; thence South 32° 58' 20" East 175.25 feet to a 5/8 inch iron rod with cap; thence South 21° 01' 47" East 127.83 feet to a 5/8 inch iron rod with cap; thence North 63° 06' 00" East 106.68 feet to a 5/8 inch iron rod with cap, to be referred to as Point 'A' of this description; thence South 54° 16' 43" East 69.16 feet to a point, said point to be referred to as Point 'B' of this description; thence continuing South 54° 16' 43" East 94.79 feet to a 5/8 inch iron rod with cap; thence South 58° 25' 53" West 41.91 feet to a 5/8 inch iron rod with cap; thence South 39° 36' 58" East 68.70 feet to a 5/8 inch iron rod with cap on the southeasterly line of that parcel described in Volume 760, Page 912, Douglas County Deed Records; thence South 63° 06' 00" West 229.96 feet to a 5/8 inch iron rod with cap in an existing fence line; thence North 21° 04' 39" West 348.26 feet along said fence line to a bolt in a fence corner; thence South 63° 21' 31" West 124.65 feet along a fence line to a 3/4 inch iron pipe in a fence corner; thence North 21° 24' 37" West 238.00 feet along a fence line to the point of beginning, and containing 2.01 acres, more or less.

TOGETHER WITH a 5 foot waterline easement 2.5 feet either side of the following described centerline: Beginning at a 5/8 inch iron rod with cap, referred to as Point 'A' in description above; thence North 39° 42' 08" West 212 feet to a point 5 feet beyond an existing well, and there terminating.

ALSO TOGETHER WITH a 25 foot easement, 12.5 feet either side of the following described centerline: Beginning at Point 'B' as referred to in description above; thence along the centerline of an existing road the following: North 88° 18' 35" East 71.84 feet, North 78° 54' 41" East 54.69 feet, North 88° 35' 15" East 51.19 feet, South 74° 04' 14" East 96.82 feet, to a point on the northeasterly line of parcel # 1 described above.

ALSO TOGETHER WITH an easement for ingress and egress, including the terms and provisions thereof, as granted by William L. and Marcella E. Malone in Recorder's No. 80-08100, Records of Douglas County, Oregon.

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 JUL 29 AM 11: 23

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Marjorie Seal
DEPUTY
NO. _____ FEE 2.00

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING COMM.

6/30/85
DATE

Larry E. Moman DEPUTY
DOUGLAS COUNTY SURVEYOR

7-29-85
DATE

85- 8926

PAGE 2 OF 2

MAP FILE M99-158

BK. 9- Pg. 26B