

A MINOR LAND PARTITION IN THE S.W. 1/4 OF SECTION 16, T27S, R6W, W.M.

FILED ✓  
RECEIVED ✓  
AUG 21 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

Partitioner & Owner:

William & Susan Streititz  
725 Bellwood Lane  
Roseburg, Oregon  
Phone - 673-1153

Surveyor:

Romey Ware  
2771 N.W. Garden Valley RD.  
Roseburg, Oregon  
Phone - 672-0649

Sewer: Septic tank

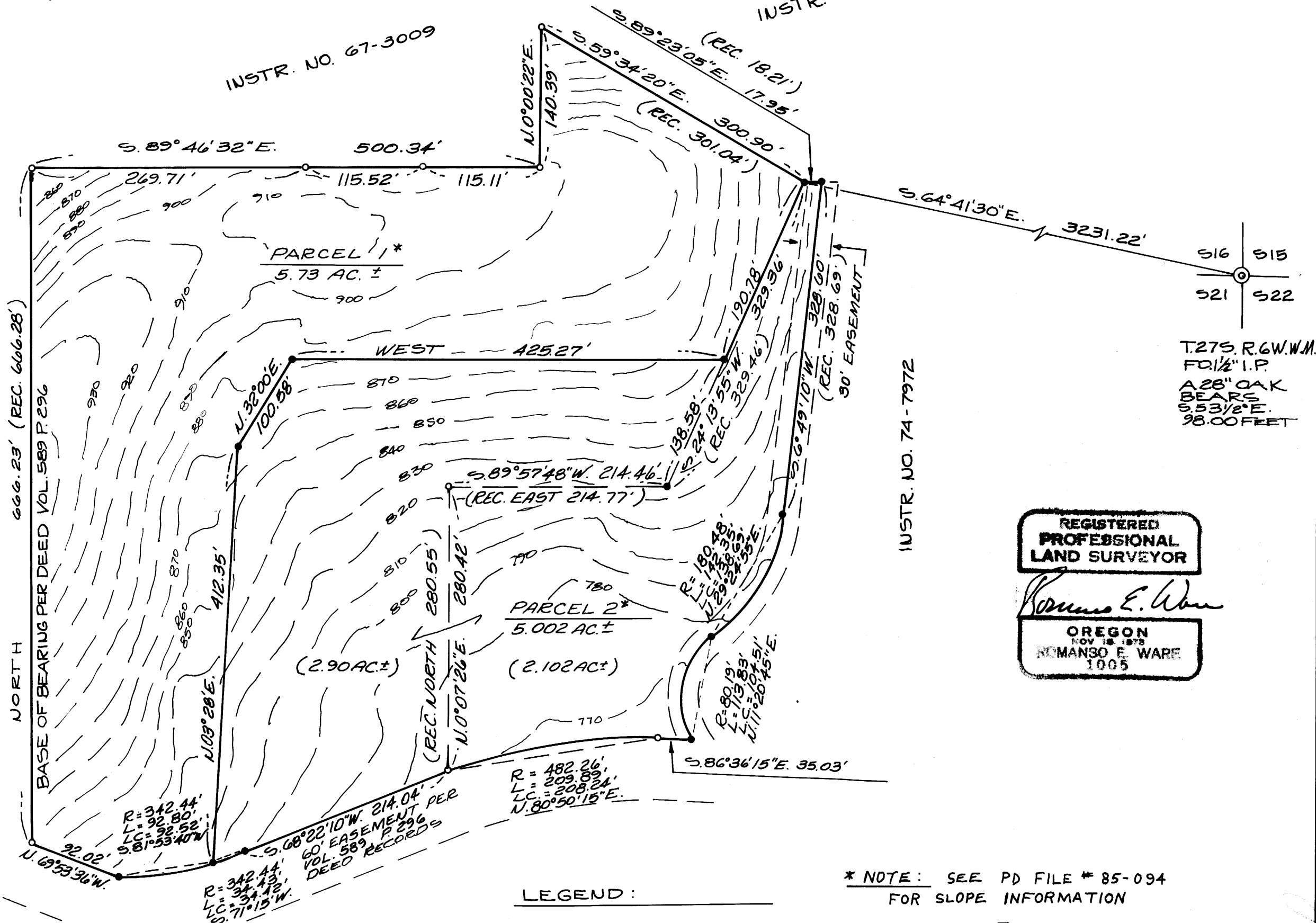
Water: Umpqua Basin Water Assoc.

Zone: R-5

SCALE: 1" = 100'  
MAY 1985

INSTR. NO. 71-6224

INSTR. NO. 67-3009



S16	S15
S21	S22

T.27S. R.6W. W.M.  
FD 1/2" I.P.  
A 28" OAK  
BEARS  
S. 53 1/2° E.  
98.00 FEET

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romey E. Ware*

OREGON  
NOV 18 1973  
ROMANEO E. WARE  
1005

LEGEND:

- - FD. 5/8" IRON ROD UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD WITH CAP MKD. "R.E. WARE L.S. 1005"

\* NOTE: SEE PD FILE # 85-094 FOR SLOPE INFORMATION

CONTOUR INTERVAL = 10 FEET  
CITY OF ROSEBURG ORTHOPHOTO, Q-10.

Blk 9-19-304

FILED *1*  
RECEIVED *18*

AUG 21 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
*2*

## DESCRIPTIONS:

## Parcel 1:

A parcel of land lying in the Southwest  $\frac{1}{4}$  of Section 16, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod at the most westerly southwest corner of that property described in Instrument No. 71-6224 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the above said Section 16 bears S59°34'20"E 300.90 feet and S64°41'30"E 3231.22 feet; thence along the southerly line of said property described in Instrument No. 71-6224 S59°34'20"E 300.90 feet to a 5/8" iron rod at the most northerly northwest corner of that property described in Instrument No. 74-7972 in the Deed Records of Douglas County, Oregon; thence along the westerly line of said property described in Instrument No. 74-7972 S24°13'55"W 190.78 feet to a 5/8" iron rod; thence West 425.27 feet to a 5/8" iron rod; thence S32°00'W 100.58 feet to a 5/8" iron rod; thence S3°28'W 412.35 feet to a 5/8" iron rod on the northerly line of that road easement recorded in Instrument No. 72-18183 in the Deed Records of Douglas County, Oregon; thence along said northerly line as follows: along the arc of a 342.44 foot radius curve to the right (the long chord of which bears S81°53'40"W 92.52 feet) 92.80 feet to a 5/8" iron rod and N69°53'36"W 92.02 feet to a 5/8" iron rod; thence leaving said northerly line and along the east line of that property described in Instrument No. 67-5577 in the Deed Records of Douglas County, Oregon North 666.23 feet to a 5/8" iron rod; thence along the south line of that property described in Instrument No. 67-3009 in the Deed Records of Douglas County, Oregon S89°46'32"E 500.34 feet to a 5/8" iron rod; thence along the east line of said property described in Instrument No. 67-3009 N0°00'22"E 140.39 feet to the point of beginning and containing 5.73 acres of land, more or less.

## Parcel 2:

A parcel of land lying in the Southwest  $\frac{1}{4}$  of Section 16, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod at the most northerly northwest corner of that property described in Instrument No. 74-7972 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the above said Section 16 bears S64°41'30"E 3231.22 feet; thence along the northerly line of said property described in Instrument No. 74-7972 S89°23'05"E 17.95 feet to a 5/8" iron rod; thence leaving said northerly line S6°49'10"W 328.60 feet to a 5/8" iron rod; thence along the arc of a 180.48 foot radius curve to the right (the long chord of which bears S29°24'55"W 138.69 feet) 142.35 feet to a 5/8" iron rod; thence along the arc of a 80.19 foot radius curve to the left (the long chord of which bears S11°20'45"W 104.51 feet) 113.83 feet to a 5/8" iron rod in the northerly line of that road easement described in Instrument No. 72-18183 in the Deed Records of Douglas County, Oregon; thence along said northerly line as follows: N86°36'15"W 35.03 feet to a 5/8" iron rod, along the arc of a 482.26 foot radius curve to the left (the long chord of which bears S80°50'15"W 208.24 feet) 209.89 feet to a 5/8" iron rod, S68°22'10"W 214.04 feet to a 5/8" iron rod, and along the arc of a 342.44 foot radius curve to the right (the long chord of which bears S71°15'W 34.42 feet) 34.43 feet to a 5/8" iron rod; thence leaving said northerly line N3°28'E 412.35 feet to a 5/8" iron rod; thence N32°00'E 100.58 feet to a 5/8" iron rod; thence East 425.27 feet to a 5/8" iron rod; thence N24°13'55"E 190.78 feet to the point of beginning and containing 5.002 acres of land, more or less.

The easterly 15 feet of the above described parcel is subject to a roadway easement as shown per map.

## NARRATIVE:

Survey for the purpose of creating the 2 Parcels as described and shown per map. The subject property is served by roadway easement recorded in Instrument No. 72-18183 in the Deed Records of Douglas County, Oregon. Surveys of record are M41-74 and M34-37.

Field crew: Mike Radcliffe and Neil Hibbs.

Equipment: Wild T-16 Theodolite mounted with a Nikkon ND 160 E.D.M.

Office: Romey Ware & Mike Radcliffe.

## APPROVALS:

*Keith L. Cubic*  
Douglas County Planning Dept.

*8/7/85*  
Date

*Larry E. M...* DEPUTY  
Douglas County Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romanso E. Ware*

OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

I, BORIS 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 AUG 22 AM 10:03

BORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
8-30-85

BY *Mary L. Gul*  
DEPUTY

NO. \_\_\_\_\_ FEE *12.00*

DOUGLAS COUNTY OFFICIAL RECORDS

85-10300