

MAP FILE M99-62A

A MINOR LAND PARTITION IN THE N.E. 1/4 OF SECTION 10, T27S, R6W, W.M.

For: Darley Ware  
2751 N.W. Garden Valley Rd.  
Roseburg, Oregon 97470

Phone: 673-5693

By: Romey Ware  
2771 N.W. Garden Valley Rd.  
Roseburg, Oregon 97470

Phone: 672-0649

FILED CMO  
RECEIVED

OCT 18 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO

Scale: 1" = 50'

Aug, 1985

Sewer: Septic Tank & Drainfield.

Water: Existing well with Umpqua Basin Water available.

ZONED 5R

LEGEND:

- o — Fd. Monument as noted:
- — Set 5/8" iron rod w/ cap stamped "R.E. Ware - L.S.1005" (Rod 30" in length).

Waterline Easement:

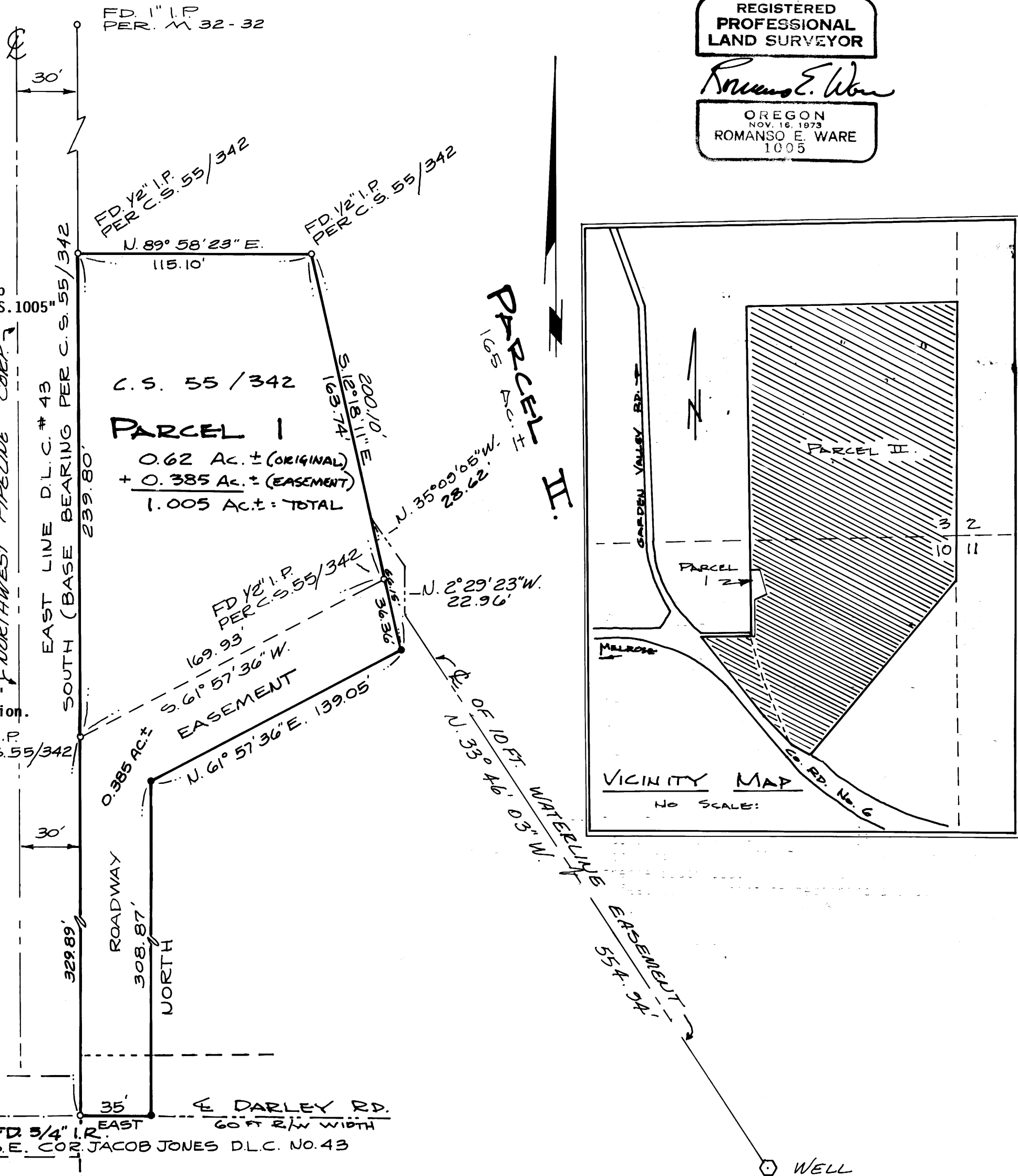
An easement, 10 feet in width, 5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the easterly line of that property described in Instrument No.74-04259 in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of the Jacob Jones Donation Land Claim No. 43, Township 27 South, Range 6 West Willamette Meridian bears S18°07'20"W 461.77 feet; thence along said centerline S35°09'05"E 28.62 feet, S2°29'23"E 22.96 feet, and S33°46'03"E 554.94 feet to an existing well; thence continuing S33°46'03"E 10 feet to a point of termination.

The above described Waterline Easement is to be included with Parcel 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Romanso E. Ware*  
OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005



BR 9-8-45A

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OCT 18 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO

DESCRIPTIONS:

PARCEL 1:

A parcel of land lying in Section 10, Township 27 South, Range 6 West, Willamette Meridian and being that property described in Instrument No. 74-04259 and a portion of that property described in Instrument No. 338893, all recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at the Southeast Corner of the Jacob Jones Donation Land Claim No. 43, Township 27 South, Range 6 West, Willamette Meridian; thence along the east line of said Donation Land Claim No. 43 North 569.69 feet to a 1/2" iron pipe; thence along the north line of the above said property described in Instrument No. 74-04259 N89°58'23"E 115.10 feet to a 1/2" iron pipe; thence along the easterly line (and extension thereof) of said property described in Instrument No. 74-04259 S12°18'11"E 200.10 feet to a 5/8" iron rod; thence S61°57'36"W 139.05 feet to a 5/8" iron rod; thence South 308.87 feet to a 5/8" iron rod; thence West 35.00 feet to the point of beginning and containing 1.00 acres of land, more or less.

The above described parcel is subject to a roadway easement, 35 feet in width, more particularly described as follows:

Beginning at the Southeast Corner of the Jacob Jones Donation Land Claim No. 43, Township 27 South, Range 6 West, Willamette Meridian; thence along the east line of said Donation Land Claim No. 43 North 329.89 feet to a 1/2" iron pipe; thence N61°57'36"E 169.93 feet to a 1/2" iron pipe; thence S12°18'11"E 36.36 feet to a 5/8" iron rod; thence S61°57'36"W 139.05 feet to a 5/8" iron rod; thence South 308.87 feet to a 5/8" iron rod; thence West 35.00 feet to the point of beginning.

PARCEL 2:

A parcel of land more particularly described as being that portion of that property described in Instrument No. 338893 as recorded in the Deed Records of Douglas County, Oregon, lying in Sections 3 and 10, Township 27 South, Range 6 West, Willamette Meridian, excepting that portion described in Instrument No. 85-5726 as recorded in the Deed Records of Douglas County, Oregon and the above described Parcel 1.

NARRATIVE:

Purpose of survey is to create a "Lot of Record" to comply with Douglas County Planning Ordinances. Survey involves monumenting and describing an additional 0.38 acres± of land to that 0.62 acre± parcel described in Instrument No. 74-04259 as recorded in the Deed Records of Douglas County, Oregon. Also see C.S. 55/342 as filed in Douglas County Surveyors Office. Field Crew: Mike Radcliffe and Neil Hibbs. Equipment: Wild T-16 mounted w/ a Nikkon N.D. 160 E.D.M. Office: Romey Ware and Mike Radcliffe.

APPROVALS:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romanso E. Ware*

OREGON  
NOV 15 1973  
ROMANSO E. WARE  
1005

*Keith L. Cubic* 10/18/85  
Douglas County Planning Dept. Date

*Larry E. Monahan* DEPUTY 10-18-85  
Douglas County Surveyor Date

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 OCT 18 PM 3:28

*DORIS L. WADSWORTH*  
COUNTY CLERK

BY *Mary Deal*  
DEPUTY  
NO                      FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

85-13141

BK. 9-29.45B