

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M100 - 44

A MAJOR LAND PARTITION LYING IN THE S.E. 1/4 OF SECTION 22 AND THE S.W. 1/4 OF SECTION 23, T26S, R6W, W.M.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Partitioner & Owner:
George Winterbotham
2572 Fisher Road
Roseburg, Oregon 97470
Phone: 672-8768

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

Date: March, 1986

Scale: 1" = 100'

Sewer: Septic Tank-

Water: Umpqua Basin Water Assoc.

ZONE: RR

FILED

MAR 20 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

- o — Fd. Monument as noted
- — Set 5/8"x 30" iron rod w/ cap stamped "R.E. Ware L.S. 1005"
- △ — COMPUTED POINT STATE OF OREGON COUNTY OF DOUGLAS

Descriptions:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 76-07690 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 23, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe in the westerly line of County Road No. 189 from which point a 2" iron pipe at the Initial Point of "RIVERHILLS ESTATES" as recorded in Volume 16, Page 26 in the Plat Records of Douglas County, Oregon bears S64°51'32" W 539.68 feet; thence along the south line of the above said property described in Instrument No. 76-07690 N89°43'00"W 430.00 feet to a 5/8" iron rod; thence leaving said south line North 183.15 feet to a 5/8" iron rod in the north line of said property described in Instrument No. 76-07690; thence along said north line N88°04'00"E 484.47 feet to a 3/4" iron pipe in the above said westerly line of County Road No. 189; thence along said westerly line S15°02'44"W 208.78 feet to the point of beginning and containing 2.01 acres of land, more or less.

The above described parcel is subject to a non-exclusive easement, 25 feet in width, being the southerly 25 feet of the above described parcel.

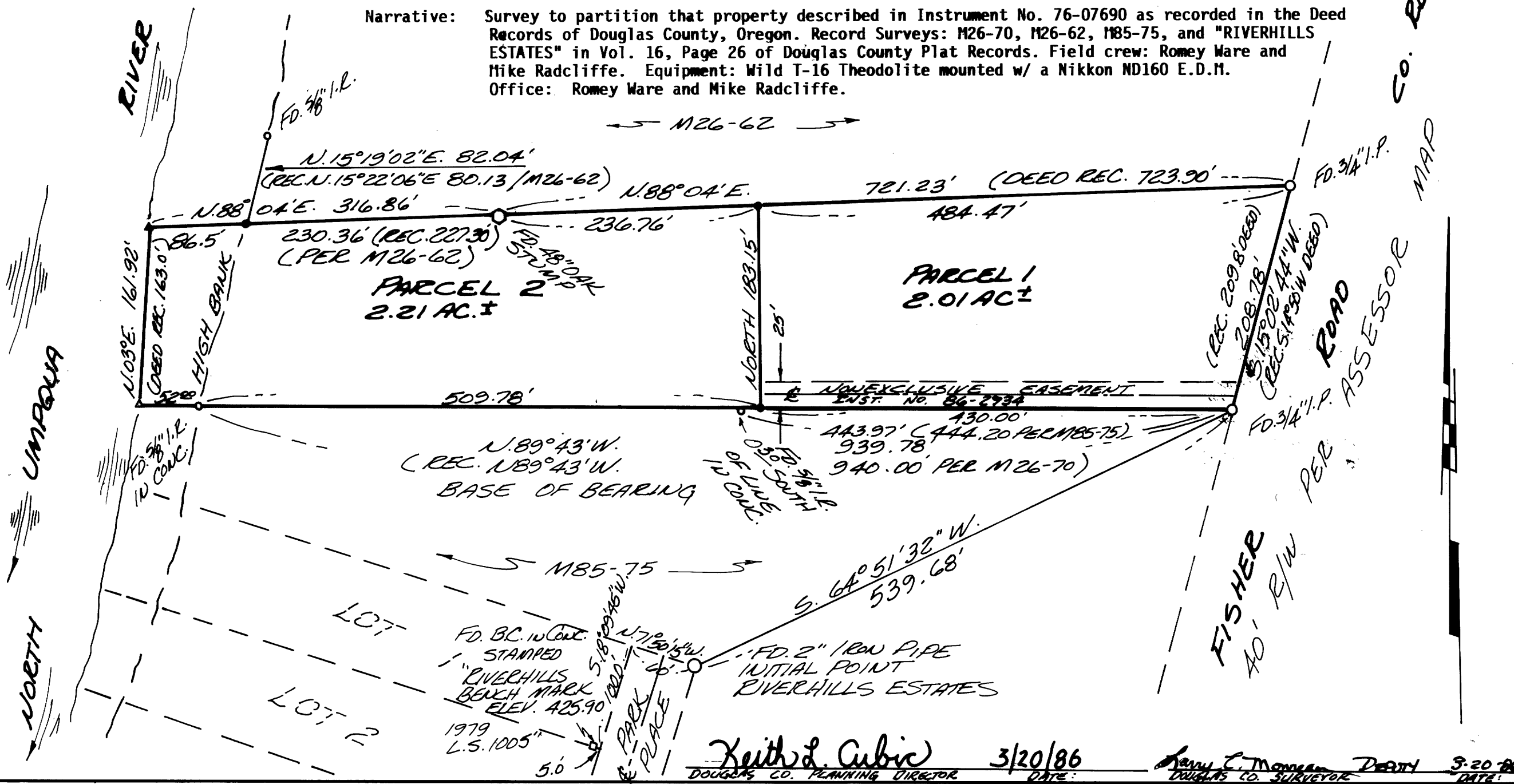
Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 76-07690 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 22 and 23, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the south line of the above said property described in Instrument No. 76-07690 from which point a 2" iron pipe at the Initial Point of "RIVERHILLS ESTATES" as recorded in Volume 16, Page 26 in the Plat Records of Douglas County, Oregon bears S89°43'00"E 430.00 feet and S64°51'32"W 539.68 feet; thence along said south line N89°43'00"W 561.78 feet to the east bank of the North Umpqua River; thence along said east bank N3°00'E 161.92 feet; thence along the north line of said property described in Instrument No. 76-07690 N88°04'00"E 553.62 feet to a 5/8" iron rod; thence leaving said north line South 183.15 feet to the point of beginning and containing 2.21 acres of land, more or less.

Included with the above described parcel is a non-exclusive easement, 25 feet in width, the south line of which is more particularly described as beginning at a 5/8" iron rod in the south line of the above said property described in Instrument No. 76-07690 from which point a 2" iron pipe at the Initial Point of "RIVERHILLS ESTATES" as recorded in Volume 16, Page 26 in the Plat Records of Douglas County, Oregon bears S89°43'E 430.00 feet and S64°51'32"W 539.68 feet; thence along said south line S89°43'E 430.00 feet to the westerly line of County Road No. 189 and there terminating.

Narrative: Survey to partition that property described in Instrument No. 76-07690 as recorded in the Deed Records of Douglas County, Oregon. Record Surveys: M26-70, M26-62, M85-75, and "RIVERHILLS ESTATES" in Vol. 16, Page 26 of Douglas County Plat Records. Field crew: Romey Ware and Mike Radcliffe. Equipment: Wild T-16 Theodolite mounted w/ a Nikon ND160 E.D.M. Office: Romey Ware and Mike Radcliffe.



DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
FORESAID INSTRUMENT WAS RECORDED THIS DAY:

1986 MAR 24 AM 9:12

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Maryel Seal*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

3291

CO. RD # 189

Keith L. Cubic 3/20/86
DOUGLAS CO. PLANNING DIRECTOR DATE
Jerry C. Morgan DEPUTY 3-20-86
DOUGLAS CO. SURVEYOR DATE

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