

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

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.

86- 3400

A MAJOR LAND PARTITION IN THE N.E. 1/4 OF SECTION 7, T30S, R5W, W.M.
in Lot 7, "SCHMOLL PLAT B"

1986 MAR 26 AM 8:27

FILED

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

MAR 25 1986

PARTITIONER & OWNER:
Bill Zerbach & Duane Brown
6261 Garden Valley Rd.
Roseburg, Oregon 97470
Phone: 673-8036

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

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

Parcel A:

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 1" iron pipe at the northwest corner of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S89°44'05"E 458.00 feet; thence along the north line of said Lot 7 S89°44'05"E 128.00 feet to a 5/8" iron rod; thence S0°21'48"E 99.88 feet to a 5/8" iron rod on the south line of said Lot 7; thence along said south line N89°41'48"W 127.64 feet to a 5/8" iron rod in the east line of Weaver Avenue; thence along said east line N0°34'18"W 99.80 feet to the point of beginning and containing 0.29 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

Parcel B

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the north line of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S89°44'05"E 330.00 feet; thence along said north line S89°44'05"E 115.00 feet to a 5/8" iron rod; thence S0°21'48"E 99.95 feet to a 5/8" iron rod in the south line of the above said Lot 7; thence along said south line N89°41'48"W 115.00 feet to a 5/8" iron rod thence N0°21'48"W 99.88 feet to the point of beginning and containing 0.26 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

Included with the above described parcel is a 25 foot wide easement, the northerly line of which is described as beginning at a 5/8" iron rod in the north line of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S89°44'05"E 330.00 feet; thence along said north line N89°44'05"W 128.00 feet to the east line of Weaver Avenue and there terminating.

Parcel C:

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the north line of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S89°44'05"E 215.00 feet; thence along said north line S89°44'05"E 115.00 feet; thence S0°21'48"E 100.03 feet to a 5/8" iron rod in the south line of said Lot 7; thence along said south line N89°41'48"W 115.00 feet to a 5/8" iron rod; thence N0°21'48"W 99.95 feet to the point of beginning and containing 0.26 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

Included with the above described parcel is a 25 foot wide easement, the northerly line of which is described as beginning at the northwest corner of the above described parcel from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S89°44'05"E 215.00 feet; thence along the north line of the above said Lot 7 N89°44'05"W 243.00 feet to the east line of Weaver Avenue and there terminating.

LEGEND:

- — Fd. 5/8" iron rod (30" long) w/ cap stamped "R.E. Ware LS 1005".
- — Fd. 5/8" iron rod w/ cap stamped "BHW, Inc." unless noted otherwise.

NARRATIVE:

Survey to partition that portion of Lot 7, "SCHMOLL PLAT B" into 3 parcels as shown. See M100-40, M91-32, and M75-46 for record surveys.
Field Crew: Mike Riggan and Steve Overcash.
Equipment: Wild T-16 Theodolite mounted w/ a Nikon ND 160 EDM.
Office Computations: Romey Ware
Drafting: Mike Radcliffe

APPROVALS:

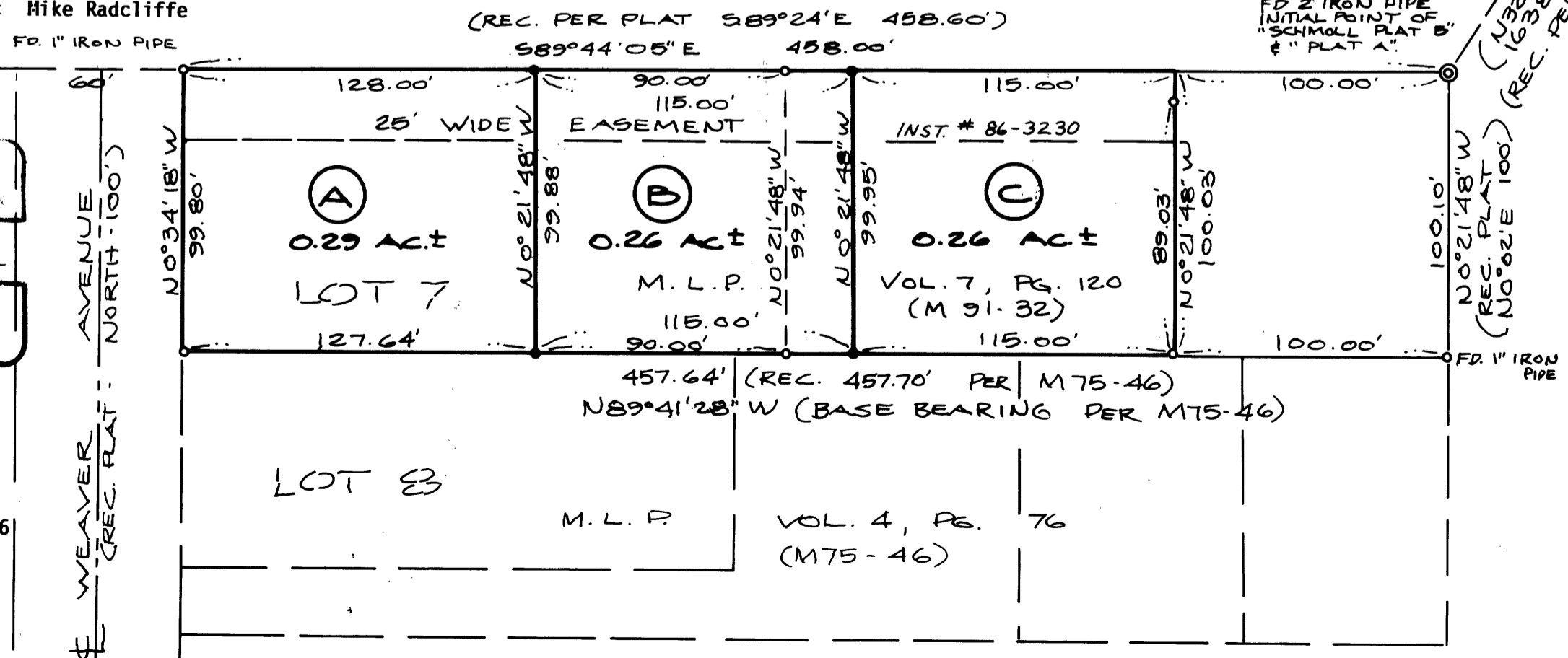
Keith L. Cubic
Douglas County Planning Dept. 3/21/86
Date

Francis L. Ingram
Douglas County Surveyor 3-25-86
Date

Sewer: Tri-City Sanitary District

Water: Tri-City Water District

Zone: R-1



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Romano E. Ware
OREGON
NOV. 6 1973
ROMANSO E. WARE
1005

Date: March, 1986

Scale: 1" = 50'

MAP FILE M100-46

BR 9-19-67