

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

465-001W

FILED

APR 17 1986
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A MINOR LAND PARTITION LYING IN THE S.W. 1/4 OF SECTION 19,
T26S, R5W, M.H. & THE S.E. 1/4 OF SECTION 24, T26S, R6W, M.H.

Owner: Tim Blixseth
141 College Drive
Roseburg, Oregon 97470
Phone: 673-5151

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

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

March, 1986

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 DATE:
1986 APR 21 PM 4:00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROMANOS E. WARE
DEPUTY
NOV 16 1973
OREGON
ROMANOS E. WARE
1005

SEC. 24 T26S. R5W.
SEC. 19 T26S. R5W.

Narrative:

Survey for the purpose of partitioning a portion
of that property described in Instrument No. 84-14907
as recorded in the Deed Records of Douglas County, Ore.
The perimeter survey of record is 190-64 as filed in
the Survey Records of the Douglas County Surveyors Office.
Survey crew: Mike Radcliffe and Romey Ware.
Office computations and drafting by Mike Radcliffe.
Field equipment is a Wild T-16 theodolite mounted with
a Nikon ND 160 E.D.II.

Benchmark:

Found a 2" iron pipe w/ brass cap mkd. "Hobi" RLS 839,
1985. Located 5 feet north of right-of-way fence at
CRRW Sta. 37+25. Elevation 530.10 feet msl.

WATER: UMPQUA BASIN WATER ASSOC.

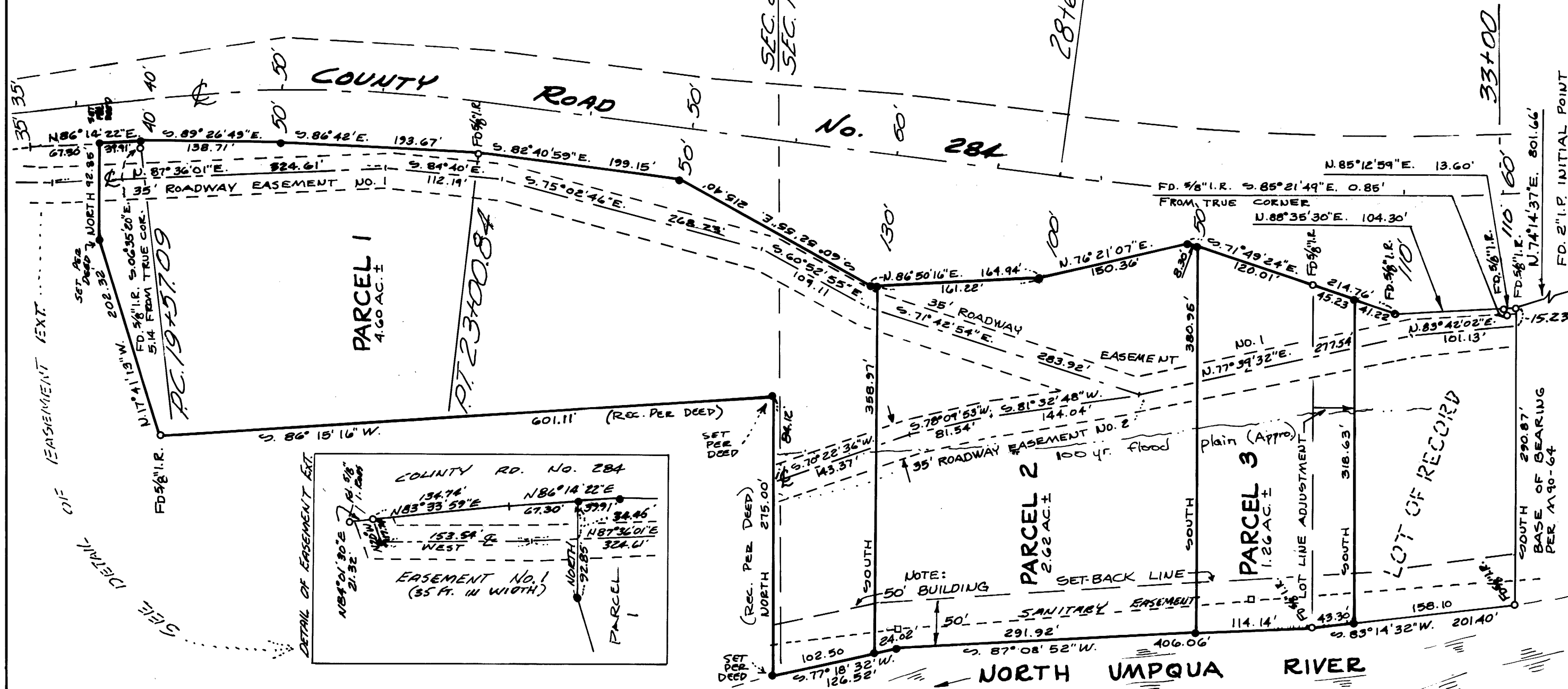
SEWER: R.C.S.A.

LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET MONUMENT 5/8" X 30" I.R. WITH CAP R.E. WARE L.S. 1005

ZONE ; R1

SCALE: 1" = 100'



FD. 2" I.P. INITIAL POINT
OAK KNOLLS ESTATES
SECOND ADDITION

BK 9-13-724
M160-59A

DUPY SURVEYORS FILE DATA
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865 - 001 W 114 - 114

FILED

APR 17 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian and Section 24, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N88°26'20"E 2162.59 feet; thence along said southerly line as follows: N86°14'22"E 39.91 feet to a 5/8" iron rod, S89°26'49"E 138.71 feet to a 5/8" iron rod, S86°42'E 193.67 feet to a 5/8" iron rod, S82°40'59"E 199.15 feet, S60°52'55"E 215.40 feet to a 5/8" iron rod, and N86°50'16"E 3.72 feet to a 5/8" iron rod; thence leaving said southerly line South 358.97 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S77°18'32"W 102.50 feet to a 5/8" iron rod; thence leaving said northerly bank North 275.00 feet to a 5/8" iron rod; thence S86°15'16"W 601.11 feet to a 5/8" iron rod; thence N17°41'13"W 202.32 feet to a 5/8" iron rod; thence North 92.85 feet to the point of beginning and containing 4.60 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 and the below described Roadway Easement No. 2 that lies within the above described parcel.

Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N81°55'20"E 1414.52 feet; thence along said southerly line N86°50'16"E 161.22 feet to a 5/8" iron rod, N76°21'07"E 150.36 feet to a 5/8" iron rod, and S71°49'24"E 8.30 feet to a 5/8" iron rod; thence leaving said southerly line South 380.95 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S87°08'52"W 291.92 feet to a 5/8" iron rod and S77°18'32"W 24.02 feet to a 5/8" iron rod; thence North 358.97 feet to the point of beginning and containing 2.62 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 and the below described Roadway Easement No. 2 that lies within the above described parcel.

Parcel 3:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N81°46'16"E 1096.80 feet; thence along said southerly line S71°49'24"E 165.24 feet to a 5/8" iron rod; thence leaving said southerly line South 318.63 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S83°14'32"W 43.30 feet to a 5/8" iron rod and S87°08'52"W 114.14 feet to a 5/8" iron rod; thence North 380.96 feet to the point of beginning and containing 1.26 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 that lies within the above described parcel.

Roadway Easement No. 1: INST. # 86-3879

An easement 35 feet in width, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of OAK KNOLLS ESTATES - 2nd ADDITION" bears N88°05'55"E 2364.12 feet; thence S20°00'E 17.74 feet; thence East 153.54 feet; thence N87°36'01"E 324.61 feet; thence S84°40'E 112.19 feet; thence S75°02'46"E 268.23 feet; thence S60°52'55"E 109.11 feet; thence S71°42'54"E 283.92 feet; thence N77°39'32"E 277.54 feet; thence N83°42'02"E 101.13 feet to a point in the west line of that property described in Instrument No. 85-4835 as recorded in the Deed Records of Douglas County, Oregon, and there terminating.

Roadway Easement No. 2: INST. # 86-3879

An easement, 35 feet in width, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the centerline of the above described Roadway Easement No. 1 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N75°08'22"E 1182.69 feet; thence S81°32'48"W 144.04 feet; thence S78°09'53"W 81.54 feet; thence S70°22'36"W 143.37 feet to a point and there terminating.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware

OREGON
NOV 18 1973
ROMANSO E. WARE
1005

Keith L. Cubic
Douglas County Planning Dept.

4/11/86
Date

Francis L. Ingram
Douglas County Surveyor

4-17-86
Date

FK 4-17-86 728