

BL 9-12-86A

M100-77A

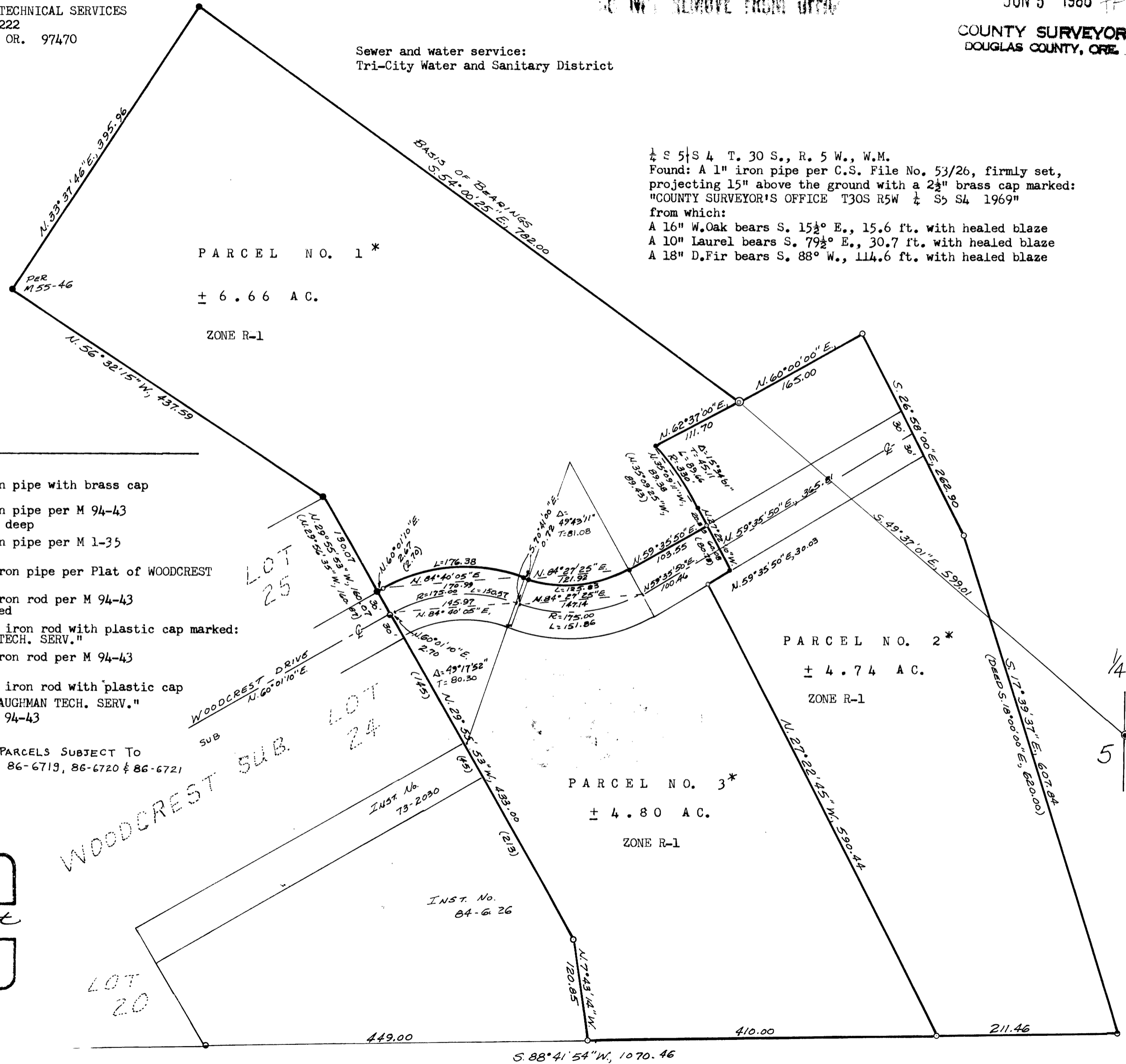
MAJOR LAND PARTITION
IN THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 5, T. 30 S., R. 5 W., W.M.
JANUARY, 1986
SCALE 1"=100'

FOR: K.B.S. INVESTMENTS
P.O. BOX 1850
MYRTLE CREEK, OR. 97457

BY: BAUGHMAN TECHNICAL SERVICES
P.O. BOX 222
ROSEBURG, OR. 97470

FILED
JUN 5 1986 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

Sewer and water service:
Tri-City Water and Sanitary District



1/4 S 5 1/4 T. 30 S., R. 5 W., W.M.
Found: A 1" iron pipe per C.S. File No. 53/26, firmly set,
projecting 15" above the ground with a 2 1/2" brass cap marked:
"COUNTY SURVEYOR'S OFFICE T30S R5W 1/4 S5 S4 1969"
from which:
A 16" W. Oak bears S. 15 1/2° E., 15.6 ft. with healed blaze
A 10" Laurel bears S. 79 1/2° E., 30.7 ft. with healed blaze
A 18" D. Fir bears S. 88° W., 114.6 ft. with healed blaze

PARCEL NO. 1*
± 6.66 AC.
ZONE R-1

PARCEL NO. 2*
± 4.74 AC.
ZONE R-1

PARCEL NO. 3*
± 4.80 AC.
ZONE R-1

LEGEND

- Found 1" iron pipe with brass cap
- ⊙ Found 2" iron pipe per M 94-43 buried 6" deep
- Found 1" iron pipe per M 1-35
- Found 3/4" iron pipe per Plat of WOODCREST
- Found 5/8" iron rod per M 94-43 or as noted
- Set 5/8"x30" iron rod with plastic cap marked "BAUGHMAN TECH. SERV."
- Found 1/2" iron rod per M 94-43
- Set 1/2"x24" iron rod with plastic cap marked "BAUGHMAN TECH. SERV."
- () Record per M 94-43

* NOTE: ALL PARCELS SUBJECT TO
INST. #'s 86-6719, 86-6720 & 86-6721

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

M100-77A

BK. 9-19. 86 B

FILE M100-77B

ROADWAY EASEMENT: A nonexclusive easement for roadway purposes, 30 feet in width, lying northerly and adjacent to the following described line:

Beginning at a 3/4" iron pipe located on the centerline of Woodcrest Drive, also being on the Easterly Line of WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon, from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 80°55'12" East, 874.31 feet; thence North 60°01'10" East, 2.70 feet to a point; thence 150.57 feet along the arc of a 175 foot radius curve right (the long chord bears North 84°40'05" East, 145.97 feet) to a point; thence South 70°41'00" East, 0.72 feet to a point; thence 151.86 feet along the arc of a 175 foot radius curve left (the long chord bears North 84°27'25" East, 147.14 feet) to a point; thence North 59°35'50" East, 100.46 feet to a point and the end of this roadway easement.

PARCEL NO. 1: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 2" iron pipe from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 49°37'01" East, 599.01 feet; thence North 54°00'25" West, 782.00 feet to a 5/8" iron rod; thence South 33°37'46" West, 395.96 feet to a 5/8" iron rod; thence South 56°32'15" East, 437.59 feet to a 5/8" iron rod at the Northeast Corner of Lot 25, WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon; thence South 29°55'53" East, 130.07 feet to a 5/8" iron rod at the Southeast Corner of said Lot 25; thence North 60°01'10" East, 2.67 feet to a 1/2" iron rod; thence 176.38 feet along the arc of a 205 foot radius curve right (the long chord bears North 84°40'05" East, 170.99 feet) to a 1/2" iron rod; thence South 70°41'00" East, 0.72 feet to a 1/2" iron rod; thence 125.83 feet along the arc of a 145 foot radius curve left (the long chord bears North 84°27'25" East, 121.92 feet) to a 1/2" iron rod; thence North 59°35'50" East, 103.55 feet to a 1/2" iron rod; thence North 27°22'10" West, 20.83 feet to a 1/2" iron rod; thence 89.66 feet along the arc of a 330 foot radius curve left (the long chord bears North 35°09'11" West, 89.38 feet) to a 1/2" iron rod; thence North 62°37'00" East, 111.70 feet to the point of beginning and containing 6.66 acres, more or less.

Together with the above described roadway easement.

PARCEL NO. 2: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 2" iron pipe from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 49°37'01" East, 599.01 feet; thence North 60°00'00" East, 165.00 feet to a 5/8" iron rod; thence South 26°58'00" East, 262.90 feet to a 5/8" iron rod; thence South 17°39'37" East, 607.84 feet to a 1" iron pipe on the South Line of Donation Land Claim No. 37; thence South 88°41'54" West along said South Line, 211.46 feet to a 5/8" iron rod; thence North 27°22'45" West, leaving said South Line, 590.44 feet to a 1/2" iron rod; thence North 59°35'50" East, 30.03 feet to a 1/2" iron rod; thence North 27°22'10" West, 80.91 feet to a 1/2" iron rod; thence 89.66 feet along the arc of a 330 foot radius curve left (the long chord bears North 35°09'11" West, 89.38 feet) to a 1/2" iron rod; thence North 62°37'00" East, 111.70 feet to the point of beginning and containing 4.74 acres, more or less.

Together with the above described roadway easement.

PARCEL NO. 3: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the South Line of Donation Land Claim No. 37, Township 30 South, Range 5 West, Willamette Meridian from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears North 32°27'36" East, 412.10 feet; thence South 88°41'54" West along said South Line, 410.00 feet to a 5/8" iron rod at the Southeast Corner of that parcel of land described in Instrument No. 84-06226 of the Deed Records of Douglas County, Oregon; thence North 7°43'14" West along the Easterly Line of said Instrument No. 84-06226, 120.85 feet to a 5/8" iron rod; thence North 29°55'53" West along said Easterly Line, 213.00 feet to a point; at the Southeast Corner of that property described in Instrument No. 73-02030 of the Deed Records of Douglas County, Oregon; thence continuing North 29°55'53" West along the Easterly Line of said Instrument No. 73-02030, 45.00 feet to a point at the Southeast Corner of Lot 24, WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon; thence continuing North 29°55'53" West along the Easterly Line of WOODCREST, 205.00 feet to a 5/8" iron rod at the Southeast Corner of Lot 25, WOODCREST; thence North 60°01'10" East, 2.67 feet to a 1/2" iron rod; thence 176.38 feet along the arc of a 205 feet radius curve right (the long chord bears North 84°40'05" East, 170.99 feet) to a 1/2" iron rod; thence South 70°41'00" East, 0.72 feet to a 1/2" iron rod; thence 125.83 feet along the arc of a 145 foot radius curve left (the long chord bears North 84°27'25" East, 121.92 feet) to a 1/2" iron rod; thence North 59°35'50" East, 103.55 feet to a 1/2" iron rod; thence South 27°22'10" East 60.08 feet to a 1/2" iron rod; thence South 59°35'50" West, 30.03 feet to a 1/2" iron rod; thence South 27°22'45" East, 590.44 feet to the point of beginning and containing 4.80 acres, more or less.

Subject to the above described roadway easement.

SURVEY NARRATIVE:

Reference Surveys: M 1-35, M 1-36, M 9-74, M 22-52, M 55-46, M 74-51, M 94-43, Plat of WOODCREST

Reference Deeds: Inst No. 67-1024, Inst No. 73-2030, Inst. No. 76-3562, Inst. No. 79-4356, Inst. No. 84-06226

The purpose of this survey was to monument that parcel of land described in Inst. No. 79-4356, excepting out that portion described in Inst. No. 84-06226, and then to partition it into three parcels and provide for an extension of Woodcrest Drive. The exterior boundaries of Parcel No. 1 were established and monumented under M 94-43. The Southerly boundary of Parcel No. 2 & 3 was established on the South Line of Donation Land Claim No. 37 between monuments found per M 1-35 and the Southeast Corner of Lot 20, WOODCREST. The Southwest Corner of Parcel No. 3 was then established on this line at deed distance (Inst. No. 84-06226) east of the Southeast Corner of Lot 20. The Westerly Line of Parcel No. 3 was established on an extension of the Easterly Line of WOODCREST and at record distance per Lot 24 of WOODCREST, Inst. No. 73-2030 and Inst. No. 84-06226 and then inversed to the Southwest Corner of Parcel No. 3. The Northerly and Easterly Lines of Parcel No. 2 were established at deed bearing and distance (Inst. No. 79-4356) from the 2" iron pipe per M 94-43 with the most southerly course being inversed into the Southeast Corner of Parcel No. 2. Interior parcel boundaries were established along the future extension of Woodcrest Drive as monumented under M 94-43.

This survey was performed by K. DeGroot and D. Baughman using a Leitz TM 20-C Theodolite, a Beetle 1000 E.D.M. and a 300 foot steel tape. Computations and drafting are by K. DeGroot.

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:

1986 JUN -6 AM 8:58

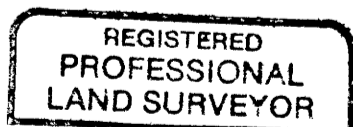
DOUGLAS COUNTY CLERK

BY Mary Lee
DEPUTY
No. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

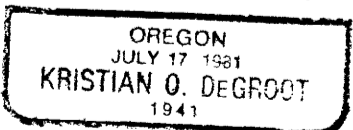
APPROVALS:

Keith L. Cubic
Director 6/5/86

Ray T. Moore DEPUTY 6-5-86
County Surveyor



Kristian O. DeGroot



FILED

JUN 5 1986
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

86- 6819

MAP FILE M100-77B