

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M102-49

A MINOR LAND PARTITION IN LOTS 13 & 16 of "DEER CREEK ORCHARD TRACTS, PLAT A" IN THE S.E. 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

Partitioner & Owner: Marc Zoeter
5706 N. Umpqua Highway
Roseburg, Oregon 97470
Ph. 672-2209

Surveyor: Romano E. Ware
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470
Ph. 672-0649

August, 1986

Scale: 1" = 50'

Zone: Heavy Industrial (M-3)

FILED

SEP 17 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

PARCEL 1:

Beginning at a 5/8" iron rod on the northwesterly line of that property described in Instrument No. 86-5417 as recorded in the Deed Records of Douglas County, Oregon, from which point the East 1/4 Corner of Section 15, Township 27 South, Range 5 West, Willamette Meridian bears N15°13'32"E 2047.58 feet; thence along said northwesterly line N57°12'E 199.94 feet to a 3/4" iron pipe; thence along the east line of said property described in Instrument No. 86-5417 S0°12'E 542.47 feet to a 5/8" iron rod in the northeasterly line of the North Umpqua Highway; thence along said northeasterly line N57°10'55"W 67.93 feet, S32°49'05"W 30.00 feet, and N57°10'55"W 180.68 feet to a 5/8" iron rod; thence leaving said northeasterly line N26°00'E 316.00 feet to a 5/8" iron rod; thence N64°00'W 92.65 feet to the point of beginning and containing 1.66 acres of land, more or less.

- — Fd. 3/4" iron rod unless noted otherwise
- — Set 5/8" x 30" iron rod w/ cap stamped "R.E. Ware - LS 1005"

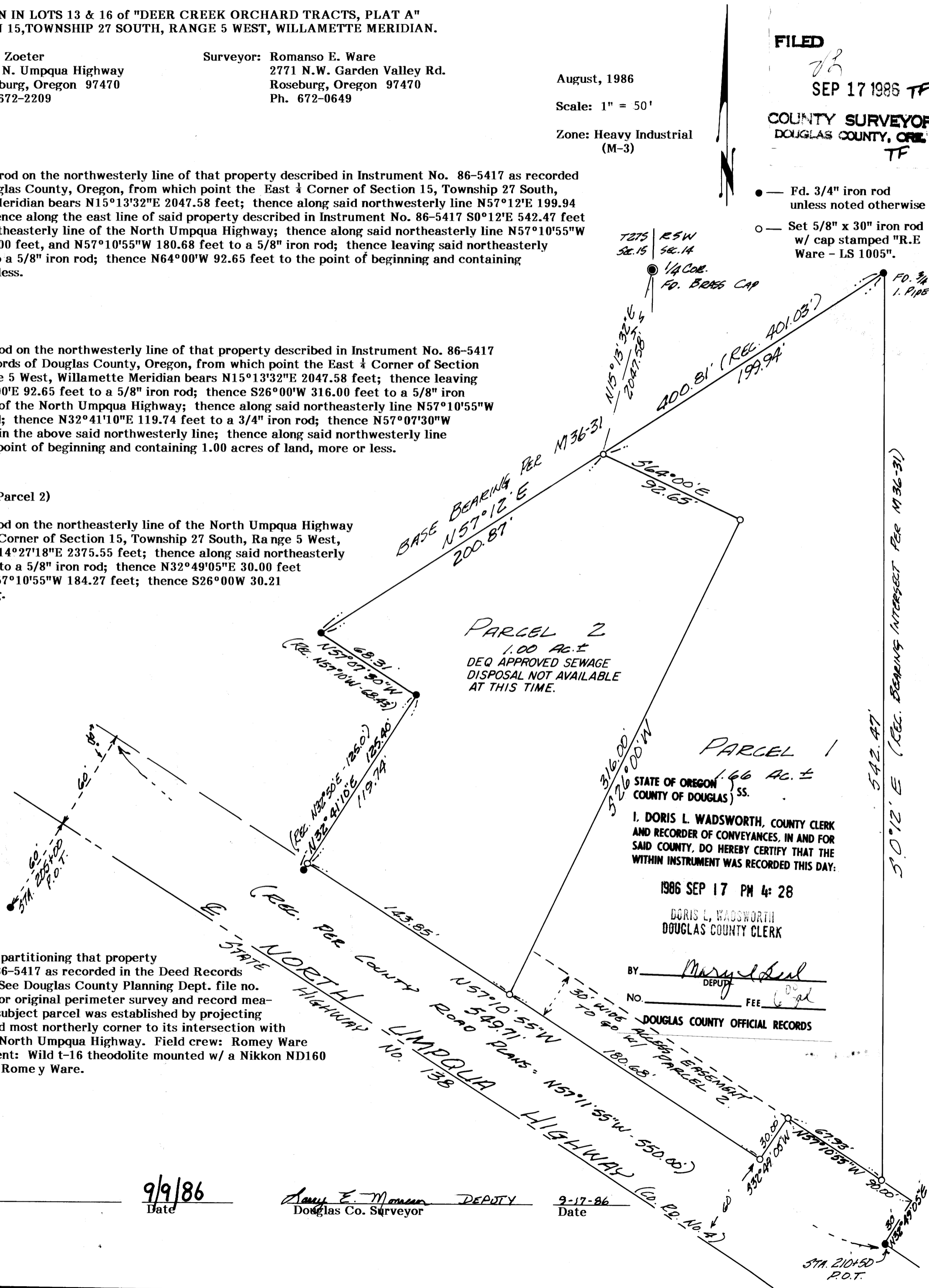
PARCEL 2:

Beginning at a 5/8" iron rod on the northwesterly line of that property described in Instrument No. 86-5417 as recorded in the Deed Records of Douglas County, Oregon, from which point the East 1/4 Corner of Section 15, Township 27 South, Range 5 West, Willamette Meridian bears N15°13'32"E 2047.58 feet; thence leaving said northwesterly line S64°00'E 92.65 feet to a 5/8" iron rod; thence S26°00'W 316.00 feet to a 5/8" iron rod in the northeasterly line of the North Umpqua Highway; thence along said northeasterly line N57°10'55"W 143.85 feet to a 5/8" iron rod; thence N32°41'10"E 119.74 feet to a 3/4" iron rod; thence N57°07'30"W 68.31 feet to a 3/4" iron rod in the above said northwesterly line; thence along said northwesterly line N57°12'E 200.87 feet to the point of beginning and containing 1.00 acres of land, more or less.

EASEMENT: (For the use of Parcel 2)

Beginning at a 5/8" iron rod on the northeasterly line of the North Umpqua Highway from which point the East 1/4 Corner of Section 15, Township 27 South, Range 5 West, Willamette Meridian bears N14°27'18"E 2375.55 feet; thence along said northeasterly line S57°10'55"E 180.68 feet to a 5/8" iron rod; thence N32°49'05"E 30.00 feet to a 5/8" iron rod; thence N57°10'55"W 184.27 feet; thence S26°00'W 30.21 feet to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
Romano E. Ware
OREGON NOV 16 1973 ROMANSO E WARE 1005



PARCEL 2
1.00 AC. ±
DEQ APPROVED SEWAGE DISPOSAL NOT AVAILABLE AT THIS TIME.

PARCEL 1
1.66 AC. ±
STATE OF OREGON COUNTY OF DOUGLAS)

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 SEP 17 PM 4: 28

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Mary L. Seal*
DEPUTY

NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

NARRATIVE:

Survey for the purpose of partitioning that property described in Instrument No. 86-5417 as recorded in the Deed Records of Douglas County, Oregon. See Douglas County Planning Dept. file no. 86-083. See survey M36-31 for original perimeter survey and record measurements. The east line of subject parcel was established by projecting record bearing from the found most northerly corner to its intersection with the northeasterly line of the North Umpqua Highway. Field crew: Romey Ware and Mike Radcliffe. Equipment: Wild t-16 theodolite mounted w/ a Nikon ND160 E.D.M. Office & drafting by Romey Ware.

APPROVALS:

Keith L. Cubic
Douglas Co. Planning Dept.

9/9/86
Date

Romano E. Ware DEPUTY
Douglas Co. Surveyor

9-17-86
Date

M102-49

BR. 9-16-108