

A MINOR LAND PARTITION

lying in the E 1/2 of Section 2, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon

PARTITIONER & OWNER:

Rudy Angel  
1010 Coos Bay Wagon Rd.  
Roseburg, Oregon 97470  
Phone: 679-4309

SURVEYOR:

Romanso E. Ware, L.S.  
2771 NW Garden Valley Road  
Roseburg, Oregon 97470  
Phone: 672-0649

DESCRIPTIONS

PARCEL I:

A parcel of land lying in Section 2, Township 27 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument No. 77-2157 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the East 1/4 Corner of Section 35, Township 26 South, Range 6 West, Willamette Meridian bears N5°51'18"E 4525.07 feet; thence S23°23'21"W 231.68 feet to a 5/8" iron rod; thence S57°16'32"W 139.58 feet to a 5/8" iron rod; thence S64°42'49"W 235.80 feet to a 5/8" iron rod in the southerly line of the above said property described in Instrument No. 77-2157 in the Deed Records of Douglas County, Oregon; thence along said southerly line as follows: N73°29'32"W 66.30 feet to a 5/8" iron rod, N63°16'07"W 122.08 feet to a 5/8" iron rod, N82°28'25"W 62.38 feet to a 5/8" iron rod, and N76°13'08"W 19.83 feet to a 5/8" iron rod in the easterly line of Moorea Drive, a 60 foot wide roadway; thence along said easterly line as follows: N13°30'17"E 28.40 feet to a 5/8" iron rod, along the arc of a 394.41 foot radius curve to the right (the long chord of which bears N25°41'58"E 147.28 feet) 148.15 feet to a 5/8" iron rod, N36°27'37"E 163.10 feet to a 5/8" iron rod, along the arc of a 2521.12 foot radius curve to the left (the long chord of which bears N34°51'45"E 140.60 feet) 140.62 feet to a 5/8" iron rod, and N33°15'52"E 130.00 feet to a 5/8" iron rod; thence leaving said easterly line S59°08'50"E 416.10 feet to the point of beginning and containing 5.26 acres of land, more or less.

PARCEL II:

A parcel of land lying in Section 2, Township 27 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument No. 77-2157 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the East 1/4 Corner of Section 35, Township 26 South, Range 6 West, Willamette Meridian bears N5°51'18"E 4525.07 feet; thence S54°49'02"E 511.70 feet to a 5/8" iron rod; thence S52°21'52"W 514.38 feet to a 5/8" iron rod in the southerly line of the above said property described in Instrument No. 77-2157 in the Deed Records of Douglas County, Oregon; thence along said southerly line as follows: N52°56'10"W 186.51 feet to a 5/8" iron rod, N67°09'17"W 202.70 feet to a 5/8" iron rod, N73°29'32"W 102.07 feet to a 5/8" iron rod; thence leaving said southerly line N64°42'49"E 235.80 feet to a 5/8" iron rod; thence N57°16'32"E 139.58 feet to a 5/8" iron rod; thence N23°23'21"E 231.68 feet to the point of beginning and containing 5.01 acres of land, more or less. Included with the above described Parcel II is a roadway easement more particularly described as the southerly 60 feet of the above described Parcel I.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
OCT 31 1986  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

NARRATIVE:

Survey to partition that parcel as shown, all of which is a part of that property described in Volume 624, Page 383-390 (Instrument No. 77-2157) in the Deed Records of Douglas County, Oregon. See M 98-8 for original survey. Other surveys of record M 79-38 & RM 2-57

Field Crew: R. Ware & M. Riggan  
Equipment: Wild T-16 Theodolite mounted with Nikon ND 160 E.D.M.  
Office Computations & Drafting: R. Ware

Scale: 1" = 100' Sept., 1986

The southerly 60 feet of Parcels I & II are subject to an access easement for the use of said Parcel II and the area lying easterly thereof.

Property within the Douglas County Fire District No. 2 boundary but no municipal or private water system is available for fire defense.

Parcels I & II are subject to "THE DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROADWAY" as recorded in Instrument No. 84-14779 in the Deed Records of Douglas County, Oregon

APPROVALS:

Keith L. Cubic 10/27/86  
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

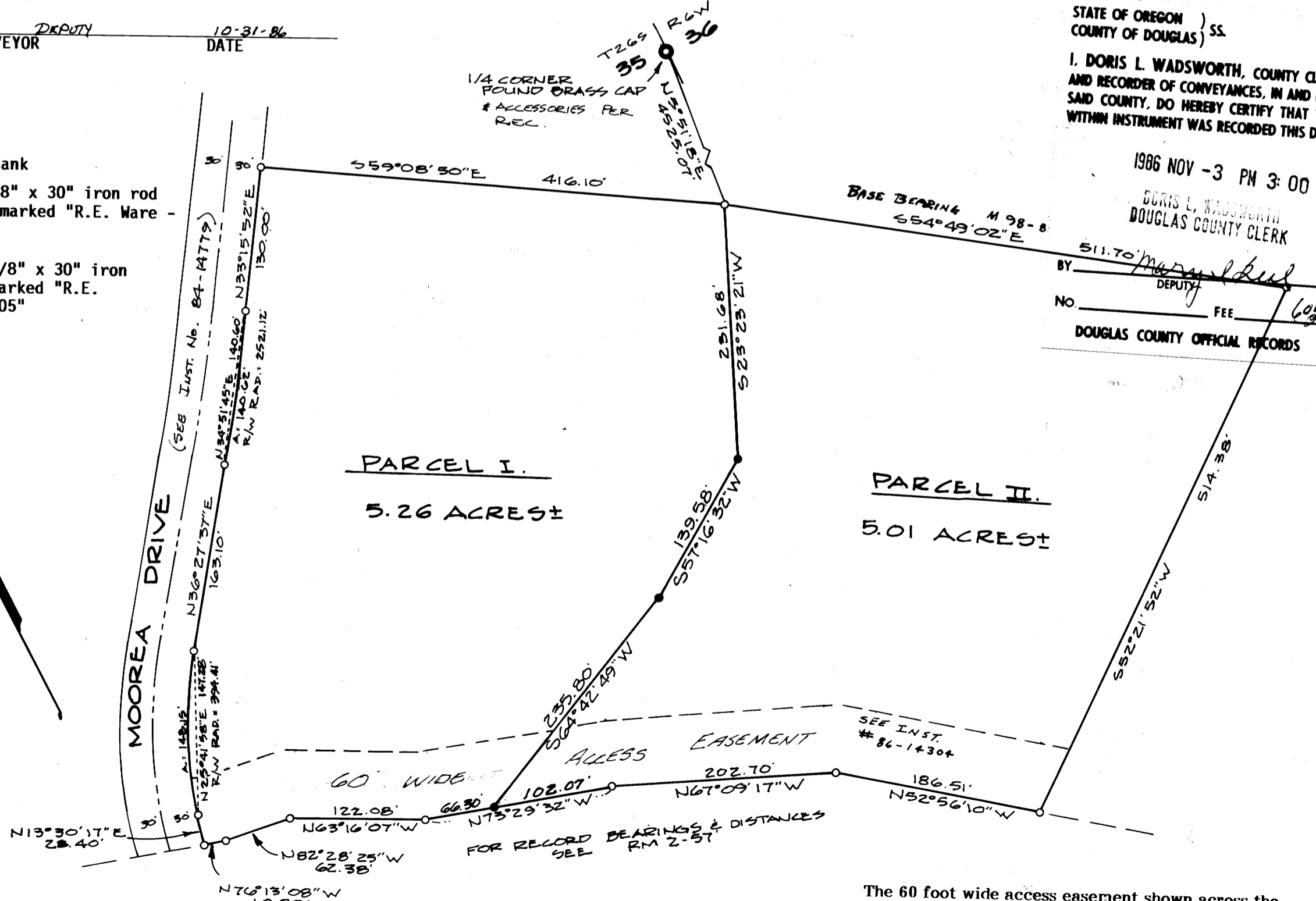
Romanso E. Ware DEPUTY 10-31-86  
DOUGLAS COUNTY SURVEYOR DATE

- ZONED: RR5
- WATER: well
- SEWER: septic tank
- Set 5/8" x 30" iron rod with acap marked "R.E. Ware - L.S. 1005"

- Found 5/8" x 30" iron rod with cap marked "R.E. Ware - L.S. 1005"

REGISTERED PROFESSIONAL LAND SURVEYOR

Romanso E. Ware  
OREGON NOV. 18, 1973  
ROMANSO E. WARE  
1005



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 NOV -3 PM 3:00  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: [Signature] DEPUTY  
NO. [ ] FEE [ ]  
DOUGLAS COUNTY OFFICIAL RECORDS

The 60 foot wide access easement shown across the southerly portions of Parcel I and II is recorded in Instrument No. 86-14304 in the Deed Records of Douglas County, Oregon.

BR 9-P. 119