

BK 9-16-92A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M.102-7A

FILED *fl*

JUN 25 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

Owner: John & Beatrice Garland
P.O. Box 1879
Camp Verde, Az. 86322

Surveyor: Don Bentz Surveying
1205 S.E. Court St.
Roseburg, Oregon 97470

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

A MAJOR LAND PARTITION
IN THE N.E. 1/4 OF SECTION 20, T26S, R3W, W.M.

* NOTE: ALL PARCELS SUBJECT TO INST. # 86-7511

Date: Dec., 1985

Scale: 1" = 100'



- Set 5/8" iron rod w/ cap stamped "R.E. Ware L.S.1005" - rod 30" in length.
- Fd. 5/8" iron rod w/ cap stamped "R.E. Ware L.S. 1005" (30" in length), unless noted otherwise.

Sewer: Septic tank or
Glide Sewer Dist.

Water: Well or
Glide Water
Assoc. (Not
available
at this
time).

Zone: Rb

PARCEL 3*

15.00 AC. ±

(ALSO FOR RECORD BEARINGS AND DISTANCES - SEE M100-7)

TERRACE DRIVE

60' WIDE ROADWAY EASEMENT

EASEMENT FOR
PRESENT & FUTURE
ROAD PURPOSES
SUBJECT TO
IRREVOCABLE OFFER
TO DEDICATE INST.
86-7510

PARCEL 1*

5.00 AC. ±

PARCEL 2*

13.25 AC. ±

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 25 PM 2:42

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Marylou
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

* 7784

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16 1973
ROMANSO E. WARE
1005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Don Bentz

OREGON
JULY 12, 1966
DONALD A. BENTZ
839

C1/4 Sec. 20
& B.T.S. Per M100-7

BK 9-16-92A

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

MAP FILE M102-78

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware

OREGON
JULY 12, 1900
ROMANO E. WARE
005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz

OREGON
JULY 12, 1900
DONALD A. BENTZ
839

FILED *RF*

JUN 25 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

DESCRIPTIONS:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the north-south centerline of the above said Section 20 from which point the Center 1/4 Corner of said Section 20 bears S0°12'04"W 874.73 feet; thence along said north-south centerline N0°12'04"E 348.00 feet to the northwest corner of the above said property described in Instrument No. 80-03749; thence along the northerly line of said property described in said Instrument No. 80-03749 S88°33'16"E 489.50 feet to a 1" iron pipe and N52°32'51"E 30.00 feet to a 5/8" iron rod; thence leaving said northerly line S23°15'E 96.53 feet to a 5/8" iron rod; thence along the arc of a 250.00 foot radius curve to the left (the long chord of which bears S37°29'E 122.93 feet) 124.21 feet to a 5/8" iron rod; thence S51°43'E 48.07 feet to a 5/8" iron rod; thence along the arc of a 150.00 foot radius curve to the right (the long chord of which bears S30°55'E 106.53 feet) 108.91 feet to a 5/8" iron rod; thence S10°07'E 55.65 feet to a 5/8" iron rod; thence N89°20'56"W 729.56 feet to the point of beginning and containing 5.00 acres of land, more or less.

Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the Center 1/4 Corner of the above said Section 20; thence along the north-south centerline of said Section 20 N0°12'04"E 874.73 feet to a 5/8" iron rod; thence leaving said north-south centerline S89°20'56"E 729.56 feet to a 5/8" iron rod; thence along the arc of a 175.00 foot radius curve to the right (the long chord of which bears S7°25'W 105.44 feet) 107.11 feet to a 5/8" iron rod; thence S24°57'W 194.58 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the left (the long chord of which bears S39°43'E 180.76 feet) 225.73 feet to a 5/8" iron rod; thence along the arc of a 37.50 foot radius curve to the right (the long chord of which bears S35°34'E 69.93 feet) 90.08 feet to a 5/8" iron rod; thence S33°15'W 22.81 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S63°05'W 99.49 feet) 104.14 feet to a 5/8" iron rod; thence N87°05'W 95.00 feet to a 5/8" iron rod; thence South 336.92 feet to a 5/8" iron rod set in the east-west centerline of the above said Section 20; thence along said east-west centerline N89°21'35"W 597.04 feet to the point of beginning and containing 13.25 acres of land, more or less.

Parcel 3:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast Corner of the above said property described in Instrument No. 80-03749, said point also being on the east-west centerline of the above said Section 20, from which point the Center 1/4 Corner of said Section 20 bears N89°21'35"W 1127.23 feet; thence along said east-west centerline N89°21'35"W 530.19 feet to a 5/8" iron rod; thence leaving said east-west centerline North 336.92 feet to a 5/8" iron rod; thence S87°05'E 95.00 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the left (the long chord of which bears N63°05'E 99.49 feet) 104.14 feet to a 5/8" iron rod; thence N33°15'E 22.81 feet to a 5/8" iron rod; thence along the arc of a 37.50 foot radius curve to the left (the long chord of which bears N35°34'W 69.93 feet) 90.08 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the right (the long chord of which bears N39°43'W 180.76 feet) 225.73 feet to a 5/8" iron rod; thence N24°57'E 194.58 feet to a 5/8" iron rod; thence along the arc of a 175.00 foot radius curve to the left (the long chord of which bears N7°25'E 105.44 feet) 107.11 feet to a 5/8" iron rod; thence N10°07'W 55.65 feet to a 5/8" iron rod; thence along the arc of a 150.00 foot radius curve to the left (the long chord of which bears N30°55'W 106.53 feet) 108.91 feet to a 5/8" iron rod; thence N51°43'W 48.07 feet to a 5/8" iron rod; thence along the arc of a 250.00 foot radius curve to the right (the long chord of which bears N37°29'W 122.93 feet) 124.21 feet to a 5/8" iron rod; thence N23°15'W 96.53 feet to a 5/8" iron rod in the southerly line of Terrace Dr.; thence along said southerly line N52°32'51"E 30.00 feet to a 5/8" iron rod; thence along the easterly line of said Terrace Dr N37°27'09"W 141.41 feet to a 1" iron rod at the southwest corner of that property described in Instrument No. 78-13059 as recorded in the Deed Records of Douglas County, Oregon; thence along the south line of said property described in Instrument No. 78-13059 S88°31'08"E 218.92 feet to a 5/8" iron rod; thence S33°30'E 30.82 feet to a 5/8" iron rod; thence along the easterly line of the above said property described in Instrument No. 80-03749 as follows: S56°55'40"E 931.76 feet to a 5/8" iron rod, S69°24'47"W 299.03 feet to a 5/8" iron rod, S15°57'36"W 342.90 feet to a 5/8" iron rod, and S4°14'25"E 398.17 feet to the point of beginning and containing 15.00 acres of land, more or less.

ROADWAY EASEMENT:

Included with the above described parcels is a 60 foot wide easement the centerline of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of Terrace Dr from which the Center 1/4 Corner of the above said Section 20 bears S52°32'51"W 30.00 feet, N88°33'16"W 489.50 feet, and S0°12'04"W 1222.73 feet; thence along said centerline as follows: S23°15'E 96.53 feet, along the arc of a 250.00 foot radius curve to the left (the long chord of which bears S37°29'E 122.93 feet) 124.21 feet, S51°43'E 48.07 feet, along the arc of a 150.00 foot radius curve to the right (the long chord of which bears S30°55'E 106.53 feet) 108.91 feet, S10°07'E 55.65 feet, along the arc of a 175.00 foot radius curve to the right (the long chord of which bears S7°25'W 105.44 feet) 107.11 feet, S24°57'W 194.58 feet, along the arc of a 100.00 foot radius curve to the left (the long chord of which bears S39°43'E 180.76 feet) 225.73 feet, along the arc of a 37.50 foot radius curve to the right (the long chord of which bears S35°34'E 69.93 feet) 90.08 feet, S33°15'W 22.81 feet, along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S63°05'W 99.49 feet) 104.14 feet, and N87°05'W 95.00 feet to a point and there terminating.

NARRATIVE: Survey to partition that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon. See M100-7 recorded in the County Surveyors Office for record measurements. Field crew: R. Ware, M. Radcliffe, W. Kimball. Equipment: Wild T-16 mounted with a Nikon ND 160 EDM. Office: R. Ware and D. Bentz.

APPROVALS:

Keith L. Cubic
Douglas County Planning Dept.

6/23/86
Date

Francis L. Longenecker
Douglas County Surveyor

6-25-86
Date

BK 9-19 92B