

MINOR LAND PARTITION
IN THE NW 1/4 SEC 15 T26S R4W WM
SURVEYED 1-2-89 SCALE 1"=100'

PARTITIONER AND OWNER
JAMES & LINDA WILSON
1436 WHISTLERS LANE 496-0269
ROSEBURG, OR 97470
NO. OF PRCLS 2

FILED TF

JAN 17 1989 TF

COUNTY SURVEYOR TF
DOUGLAS COUNTY, ORE

WATER - EXTG. WELLS

SANITATION - PRCL I EXTG. SEPTIC
PRCL II SEPTIC APPROVAL

SURVEYED BY BRUCE R. ROGERS
200 NE PATTERSON 672-2834
ROSEBURG, OR 97470

ZONED R-5



PARCEL NO. 1

A parcel of land lying in the Northwest 1/4 of Sec. 15, T26S, R4W, W.M. Douglas County, Oregon and described as follows: Beginning at a 5/8" I.R. set at the Southwest corner of that property described in Vol. 736, Page 707 Deed Records, Douglas County, Oregon, from which point the 1/4 corner common to Sections 15 & 16 said T26S, R4W W.M., bears S0°01'07"W 1319.36 feet, (Record South, 1320'); thence N0°00'07"W along the West line of said property 689.20 feet to a point on the South bank of the Umpqua River; thence Northeasterly along the South bank of said river to a point in the West line of the J. C. & L. M. Wilson property as described in Vol. 827, page 880 Deed Records, Douglas County, Oregon; thence Southerly along said West line the following courses: South 120.00 feet to a 3/4" I.R., S0°06'52"W 163.01' (Record South 163.06') to a 3/4" I.R., & S0°00'53"W 467.04' (Record South 466.81) to a 3/4" I.R. set in the North R/W line of County Road No. 223; thence along said North R/W line N89°51'W 200.00 feet to the P.O.B. & containing 3.306 acres of land more or less.

PARCEL NO. 2

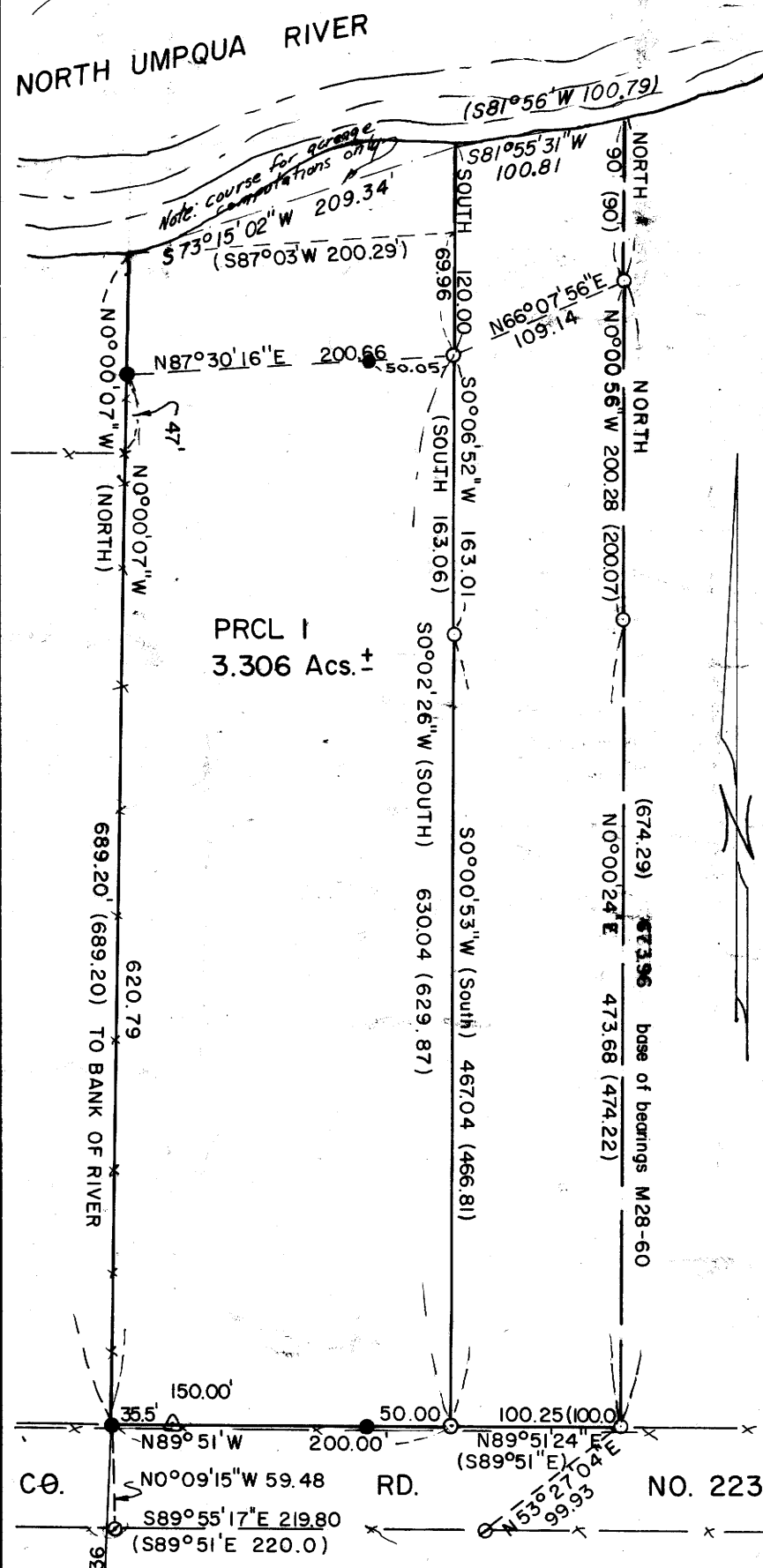
The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Sec. 15, T26S, R4W, W.M., Douglas County, Oregon.

Excepting therefrom that portion lying within the boundaries of the County Road & also excepting the Alice Anderson property as described in Recorders No. 73-14883 Deed Records, Douglas County, Oregon.

Survey by Bruce & Luke Rogers - 30" Transit & 300 foot steel tape

Existing corners were found as noted - the West line was reestablished per Deed Records in Book 736, Page 707 Records, Douglas County, Oregon. Corners set fell in the existing fencelines.

The bench mark was set as noted & the elevation established by Donald Bentz, Surveying Inc.



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

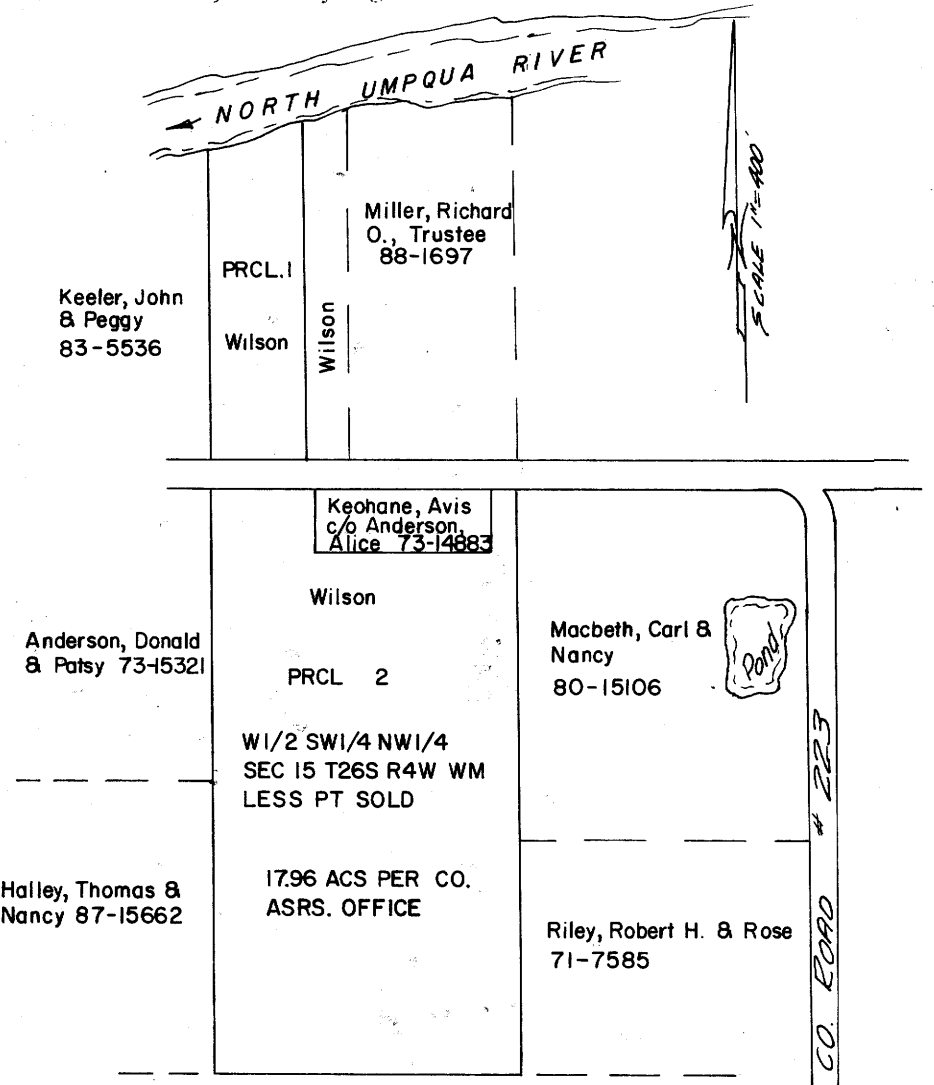
1989 JAN 18 PM 1:28

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
DEPUTY

89-00716 FEE PP

APPROVALS *Keith L. Cubic* 1/11/89
Douglas County Planning Director Date
Jerry E. M... DEPUTY 1-17-89
Douglas County Surveyor Date

- 16 COR
- T26S R4W WM
- ⊙ Fd Brass Cap per M13-47 14" oak brs N67°W 12' excellent cond.
- Set 5/8"x30" I.R. w plstc cap mkd. LS 660
- Fd 3/4" I. R.
- ⊙ Fd. 5/8" I.R.
- △ SET 2" BRASS CAP, 2"x36" GAL. IRON PIPE SET IN CONC. W/CAP MORTARED ON. BENCH MARK WILSON ELV. 680.51



67-3408 Blakely, Lester & Marian