

FEB 21 1989 *TF*

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. *TF*

A MINOR LAND PARTITION IN THE NW 1/4 OF THE SW 1/4 OF SECTION 27, AND IN THE  
NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, W. M.

DESCRIPTIONS:

OWNER AND PARTITIONER

SURVEYOR

Gary R. and Kimie Paulson  
429 W. Osage Ave.  
Roseburg, OR 97470

Mark Ramp  
1076 W. Ridgeview Ct.  
Roseburg, OR 97470

December, 1988

Scale: 1"=100'

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 FEB 22 AM 11:16

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engle*  
DEPUTY

FEE *PP*

Parcel 1:

A parcel of land, being a portion of that property described in Book 851, Page 36, Recorder's No. 83-7176, records of Douglas County, Oregon, lying in Sections 27 and 28, Township 26 South, Range 6 West, W. M. and being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the northwest corner of dedicated Osage Avenue, said point being on the southerly line of that property described in said Book 851, Page 36, from which the Southwest corner of said Section 27, bears South 9° 57' 08" West 2117.59 feet; thence North 0° 14' 29" East 275.68 feet to a 5/8 inch iron rod with a plastic cap; thence South 89° 37' 16" East 189.12 feet to a 5/8 inch iron rod with a plastic cap; thence North 0° 04' 51" West 127.60 feet to a 5/8 inch rod; thence South 88° 23' 57" West 839.20 feet to a 5/8 inch iron rod; thence South 0° 07' 34" East 308.38 feet to a 5/8 inch iron rod; thence South 89° 58' 48" East 578.10 feet to a 5/8 inch iron rod; thence along the arc of a 70 foot radius curve to the right (the long chord of which bears South 45° 00' 00" East 98.99 feet) 109.95 feet to the point of beginning and containing 5.30 acres of land more or less.

Included with the above described property is that part of the roadway easement more particularly described below which is included in Parcel 2.

Also together with those water and electrical easements as set out in 83-7176. The above described parcel is subject to that portion of said roadway easement described below lying within said described parcel.

The above described parcel is also subject to easements of record.

- Set 5/8" x 30" iron rod with cap marked RLS 2305
- Found 5/8" iron rod
- ⊙ Found 1/2" iron rod
- ⊙ Found 5/8" wood screw in concrete
- ⊕ Found 2 1/2" brass cap
- ( ) Record call per M82-43

NARRATIVE:

89-02080

Survey to partition that property described in Book 851, Page 36, Recorder's No. 83-7176, records of Douglas County, Oregon, into two parcels. Parcel 1 is left large enough for possible future partition into two parcels 2 acres or larger, not counting roadway easement. The basis of this survey is the survey by Don Bentz, dated October 1979, evidenced by M82-43. I found all monuments shown on this survey. The record bearings and distances from M82-43 are shown in ( ). The new section corner tie was calculated from the original tie. The survey was performed by M. Ramp and G. Paulson using a Wild T-16 Theo. with Nikon ND160 EDM. The office calculations and drafting was performed by M. Ramp.

Water: Umpqua Basin Water Association, Inc.

Sewer: Septic Tank

Zoned: RR  
APPROVALS:

Parcel 2:

A parcel of land being a portion of that property described in Book 851, Page 36, Recorder's No. 83-7176, records of Douglas County, Oregon lying in Section 27, Township 26 South, W. M. and being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the northwest corner of dedicated Osage Avenue, said point being on the southerly line of that property described in said Book 851, Page 36, from which point the Southwest corner of said Section 27, bears South 9° 57' 08" West 2117.59 feet; thence North 0° 14' 29" East 275.68 feet to a 5/8 inch iron rod with a plastic cap; thence North 0° 04' 51" West 127.60 feet to a 5/8 inch iron rod; thence North 89° 51' 42" East 200.52 feet to a 1/2 inch iron rod; thence South 0° 02' 43" East 408.34 feet to a 1/2 inch iron rod; thence North 82° 44' 51" West 48.05 feet to a 5/8 inch wood screw in concrete; thence South 89° 57' 09" West 283.27 feet to a 1/2 inch iron rod; thence west 60.00 feet to the point of beginning and containing 3.05 acres, more or less.

Together with those water and electrical easements as set out in 83-7176.

The above described parcel is subject to that portion of that roadway easement described below lying within said described parcel.

The above described parcel is also subject to easements of record.

Roadway Easement Description:

A roadway easement, 60 feet in width, 30 feet each side of a centerline more particularly described as follows:

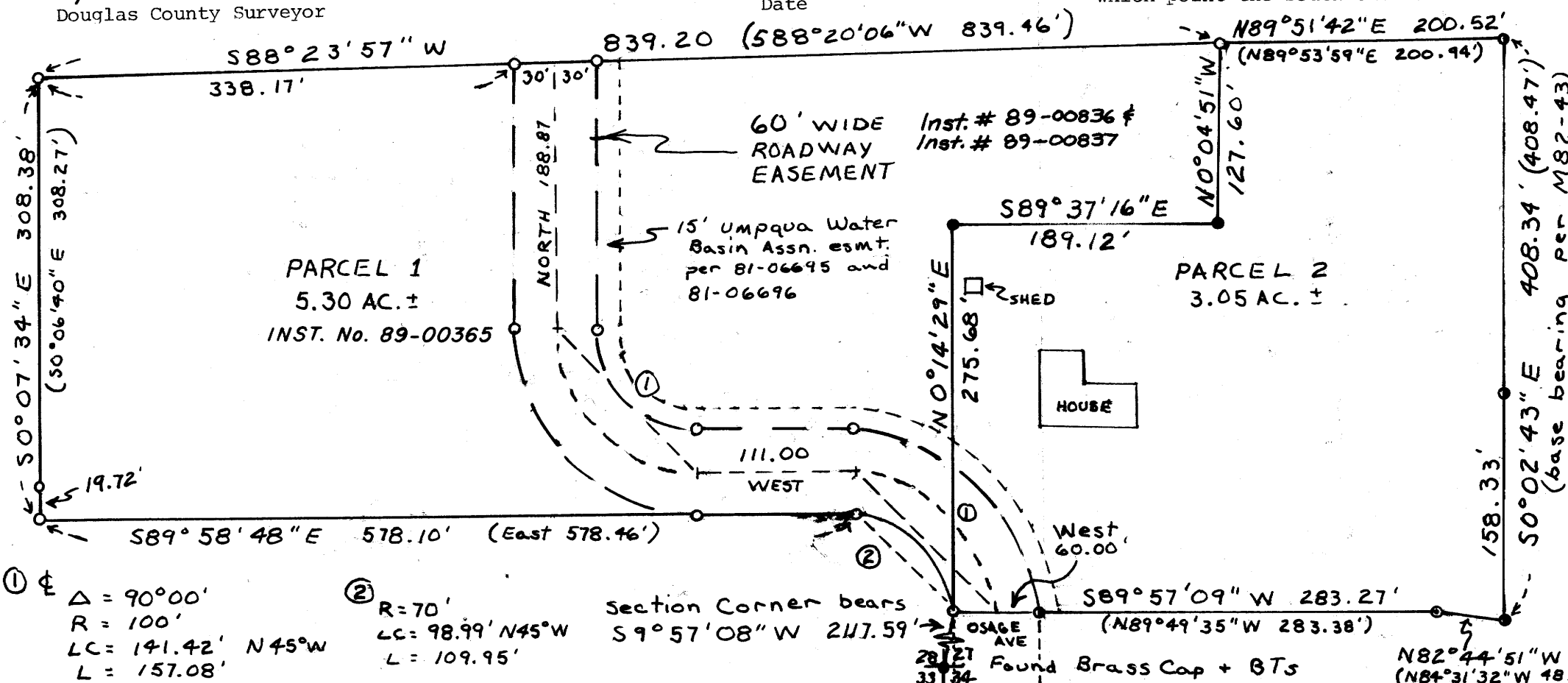
Beginning at a point in the Northerly line of the above described Parcel 1 from which point the Southwest corner of Section 27, T26S, R6W, W.M. bears S 1° 58' 30" W 2476.35 feet; thence South 188.87 feet; thence along the arc of a 100 foot radius curve to the left (the long chord of which bears S45°00'E 141.42 feet) 157.08 feet; thence East 111.00 feet; thence along the arc of a 100 foot radius curve to the right (the long chord of which bears S45°00'E 141.42 feet) 157.08 feet to a point in the Northerly line of a dedicated roadway and there terminating.

*Keith L. Cubic*  
Douglas County Planning Department

2/16/89  
Date

*Larry E. Morrison* DEPUTY  
Douglas County Surveyor

2-21-89  
Date



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark Ramp*

CREATED  
JULY 10 1987  
MARK A RAMP  
2305