

NOTARY SURVEYORS FILE DATA
DO NOT REMOVE FROM FILE

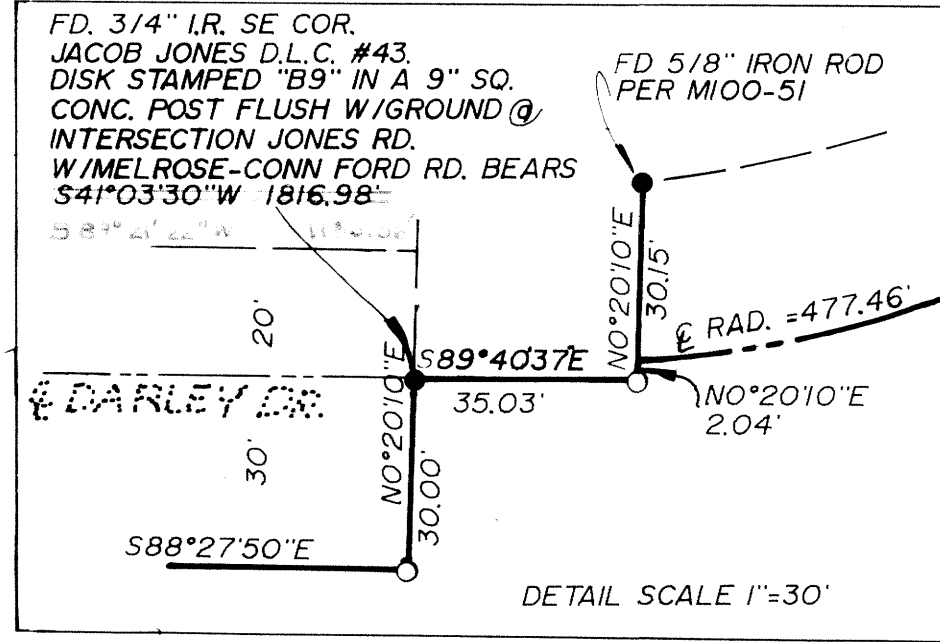
A MAJOR LAND PARTITION

IN THE NE 1/4 OF SEC. 10, & NW 1/4 OF SEC. 11,
T27S, R6W, W.M. DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
DON WARE
P.O. BOX 638
BROWNSVILLE, OR. 97327

SURVEYED BY:
ROMEO WARE
204 DARLEY DRIVE
ROSEBURG, OR. 97470

Romano E. Ware



DETAIL "A"

FILED

JUL 3 1991

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

ZONE: 5R

COMP. PLAN: RR5

FILE NO. 90-064

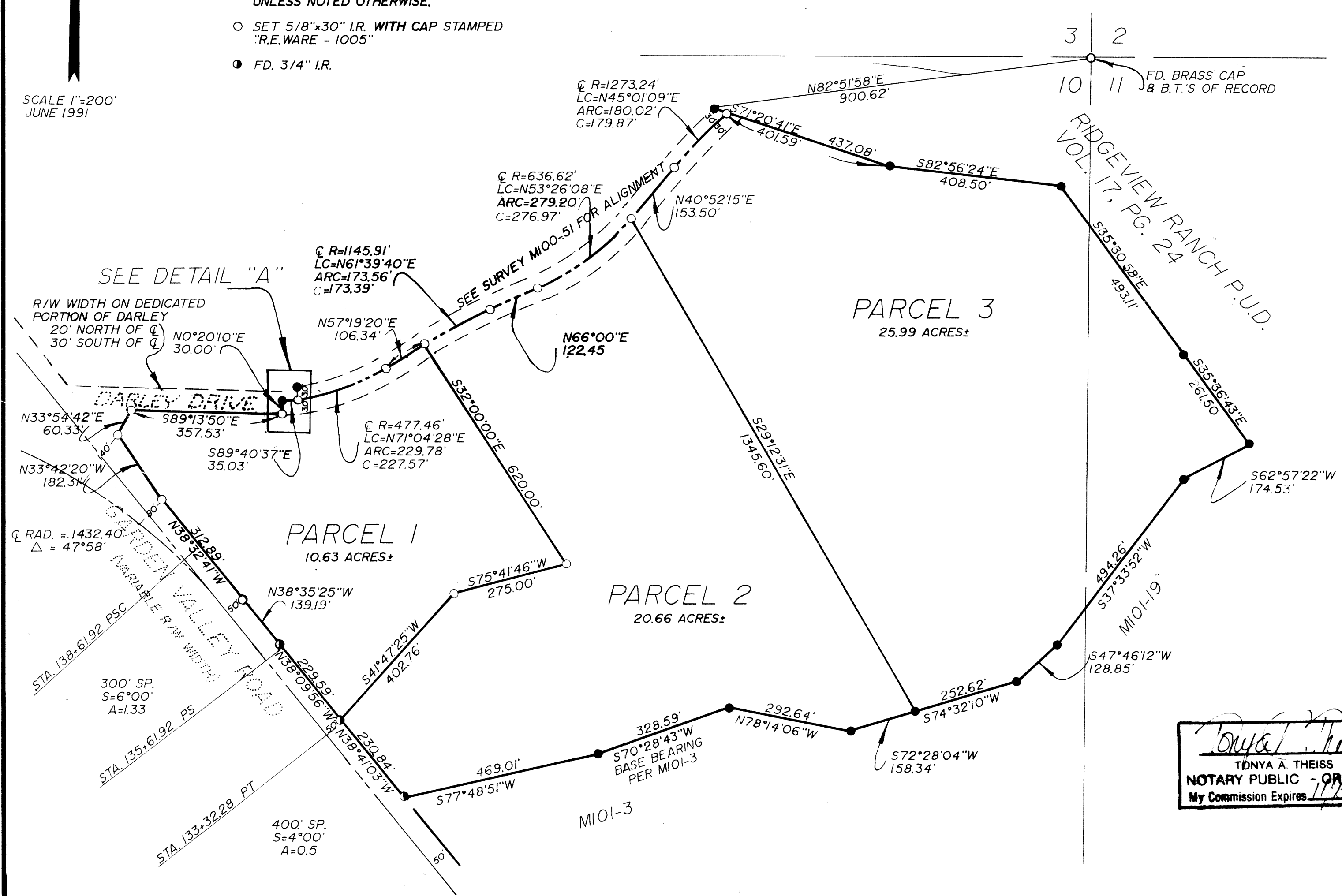
WATER: UMPQUA BASIN WATER ASSOC.

SEWER: ON SITE SEPTIC TANK
& DRAINFIELD

LEGEND:

- FD. 5/8" I.R. WITH CAP STAMPED "R.E. WARE - 1005" UNLESS NOTED OTHERWISE.
- SET 5/8"x30" I.R. WITH CAP STAMPED "R.E. WARE - 1005"
- FD. 3/4" I.R.

SCALE 1"=200'
JUNE 1991



FILED THIS 5th DAY OF July 1991

COUNTY CLERK *Ronin Harrison*

WATER RIGHTS
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

SURVEYOR'S CERTIFICATE
I, ROMANSO E. WARE, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON;
Romano E. Ware
ROMANSO E. WARE LS. 1005

DEDICATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT DON WARE IS (ARE) THE OWNER(S) OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.
Don Ware
DON WARE

ACKNOWLEDGEMENT
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF May 1991, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED *Don Ware* WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

TONYA A. THEISS
NOTARY PUBLIC - OREGON
My Commission Expires 11/3/93

1991 - 0039 A

1991 - 0039 A

FILED *sh*
JUL 5 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

A MAJOR LAND PARTITION.

IN THE NE 1/4 OF SEC. 10, & NW 1/4 OF SEC. 11,
T27S, R6W, W.M. DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
DON WARE
P.O. BOX 638
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SURVEYED BY:
ROMANSO E. WARE
204 DARLEY DRIVE
ROSEBURG, OR. 97470

Romanso E. Ware

PERIMETER DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF THE JACOB JONES DONATION LAND CLAIM NO. 43, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE S89°40'37"E 35.03' FEET TO A 5/8" IRON ROD; THENCE N0°20'10"E 2.04' FEET TO THE CENTERLINE OF DARLEY DRIVE; THENCE ALONG SAID CENTERLINE AS FOLLOWS:

ALONG THE ARC OF A 477.46' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N71°04'28"E 227.57' FEET) 229.78' FEET, N57°19'20"E 106.34' FEET, ALONG THE ARC OF A 1145.91' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N61°39'40"E 173.39' FEET) 173.56' FEET, N66°00'00"E 122.45' FEET, ALONG THE ARC OF A 636.62' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N53°26'08"E 276.97' FEET) 279.20' FEET, N40°52'15"E 153.50' FEET, AND ALONG THE ARC OF A 1273.24' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N45°01'09"E 179.87' FEET) 180.02' FEET TO THE SOUTHERLY LINE OF THE RIDGEVIEW RANCH PLANNED UNIT DEVELOPMENT AS RECORDED IN VOLUME 17, PAGE 24 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE AS FOLLOWS:

S71°20'41"E 401.59' FEET TO A 5/8" IRON ROD, S82°56'24"E 408.50' FEET TO A 5/8" IRON ROD, S35°30'58"E 493.11' FEET TO A 5/8" IRON ROD, S35°36'43"E 261.50' FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 88-03912 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID NORTHWESTERLY LINE S62°57'22"W 174.53' FEET TO A 5/8" IRON ROD, S37°33'52"W

494.26' FEET TO A 5/8" IRON ROD AND S47°46'12W 128.85' FEET TO A 5/8" IRON ROD AT THE NORTH-EAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 86-17864 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 86-17864 AND THE NORTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 89-17352 RESPECTIVELY AS FOLLOWS:

S74°32'10"W 252.62' FEET TO A 5/8" IRON ROD, S72°28'04"W 158.34' FEET TO A 5/8" IRON ROD, N78°14'06"W 292.64' FEET TO A 5/8" IRON ROD, S70°28'43"W 328.59' FEET TO A 5/8" IRON ROD, S77°48'51"W 469.01' FEET TO A 3/4" IRON ROD IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GARDEN VALLEY ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N38°41'03"W) 230.84' FEET TO A 3/4" IRON ROD, N38°09'56"W 229.59' FEET TO A 3/4" IRON ROD, N38°35'25"W 139.19' FEET TO A 5/8" IRON ROD, N38°32'41"W 312.89' FEET TO A 5/8" IRON ROD, N33°42'20"W 182.31' FEET TO A 5/8" IRON ROD, N33°54'42"E 60.33' FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF DARLEY DRIVE; THENCE ALONG SAID SOUTHERLY LINE S89°13'50"E 357.53' FEET TO A 5/8" IRON ROD; THENCE N0°20'10"E 30.00' FEET TO THE POINT OF BEGINNING.

NARRATIVE:

SURVEY FOR THE PURPOSE OF PARTITIONING THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 90-17306 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE MONUMENTS SHOWN ALONG THE RIGHT-OF-WAY OF GARDEN VALLEY ROAD AND THE DEDICATED PORTIONS OF DARLEY DRIVE REFLECT THE NEW ALIGNMENTS NEGOTIATED BY THE OWNER AND THE DOUGLAS COUNTY PUBLIC WORKS DEPT. AS OF THIS DATE NOT YET RECORDED, SEE PLANNING DEPT. FIELD CREW: N. HIBBS & M. HOLT
EQUIP: LEITZ SET 4 TOTAL STATION
OFFICE: R. WARE
DRAFTING: M. RADCLIFFE

APPROVALS:

Romanso E. Ware DEPT 7-3-91
DO. CO. SURVEYOR DATE
Keith L. Cubic 6/17/91
DO. CO. PLANNING DIRECTOR DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1991 JUL -5 PM 2:58
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay Fields
DEPUTY
FEE *PP*

1991 - 0039 B

1991 - 0039 B