

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN

S. E. 1/4 Section 16, T. 27 S., R. 5 W., W. M.
June 1981

Owner and Partioner: Eldon and Blondina Howard
2340 N. E. Stephens St.
Roseburg, Oregon 97470

Map Prepared By: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
673-0966

FILED
RECEIVED

AUG 24 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Industrial Partition -- Residential Development Prohibited

Parcel #1 -- Beginning at a 5/8 inch iron rod from which, a
brass cap Witness Corner set 8 feet east of the Corner common to Sections 15, 16, 21, & 22, T. 27 S., R. 5 W.,
W. M. bears S. 51°46'40" E. 1813.82 feet, thence N. 23°44'02" W. 863.61 feet to a 4 inch diameter steel fence
corner post set in concrete, thence N. 89°06'47" E. 217.70 feet to a 5/8 inch iron rod, thence S. 23°44'02" E.
716.28 feet to a 5/8 inch iron rod, thence S. 65°28'03" W. 200.64 feet to the point of beginning.

Situated in the Southeast 1/4 of Section 16, T. 27 S., R. 5 W.; W. M., Douglas County, Oregon, and containing
3.5 Acres, more or less. TOGETHER WITH a 60 foot wide easement more particularly described as follows:

Beginning at a 5/8 inch iron rod from which a
brass cap Witness Corner set 8 feet east of the Corner common to Sections 15, 16, 21, & 22, T. 27 S., R. 5 W.,
bears S. 51°46'40" E. 1813.82 feet, thence S. 23°44'02" E. 60.01 feet to a point on the Northerly right-of-way of
County Road #4, North Umpqua Highway, thence along said right-of-way N. 65°28'03" E. 60.00 feet to a point,
thence leaving said right-of-way N. 23°44'02" W. 60.01 feet to a point, thence S. 65°28'03" W. 60.00 feet to the
point of beginning.

Parcel #2 -- Beginning at a 5/8 inch iron rod from which, a
brass cap Witness Corner set 8 feet east of the Corner common to Sections 15, 16, 21, & 22, T. 27 S., R. 5 W.,
W. M. bears S. 51°46'40" E. 1813.82 feet, thence N. 65°28'03" E. 200.64 feet to a 5/8 inch iron rod, thence
N. 23°44'02" W. 716.28 feet to a 5/8 inch iron rod, thence N. 89°06'47" E. 302.79 feet to the Center of Shick Creek,
thence upstream along the centerline of Shick Creek N. 4°04'38" W. 62.19 feet to a point, thence leaving the center-
line of Shick Creek, N. 89°12'43" E. 377.57 feet to a 5/8 inch iron rod on the West right-of-way of Kester Road,
thence along said right-of-way S. 0°52'02" W. 271.29 feet to a point, thence along a 411.97 ft. radius curve left,
(the long chord of which bears S. 12°20'40" E. 160.51 ft.) to a point, thence S. 23°34'40" E. 28.57 feet to a point,
thence S. 2°59'14" W. 156.53 feet to a point at the intersection of the West right-of-way of Kester Road with the
Northerly right-of-way of North Umpqua Highway, thence along the Northerly right-of-way of North Umpqua Highway
S. 68°19'53" W. 150.08 feet to a point, thence S. 62°36'29" W. 150.33 feet to a point, thence S. 67°51'16" W.
200.06 feet to a point, thence S. 65°28'03" W. 133.19 feet to a 5/8 inch iron rod, thence leaving the Northerly right-of-way of
North Umpqua Highway N. 23°44'02" W. 60.01 feet to the point of beginning.

Situated in the Southeast 1/4 of Section 16, T. 27 S., R. 5 W., W. M., Douglas County, Oregon and containing
8.92 Acres, more or less.

SUBJECT TO a 60 foot wide easement as previously described with Parcel #1.

Narrative: The purpose of this survey was to monument, map, and describe a 3.5 Acre parcel. Previous surveys
on the West and North provided control for those boundaries. The West right-of-way of Kester Road and the
Northerly right-of-way of the North Umpqua Highway bounded the property on the East and South.

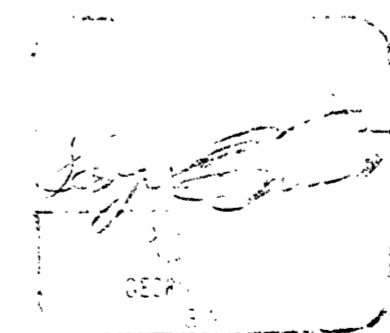
Field work was performed by L. Fanning, crew chief, and M. Clark, head chainman. Instruments include a
Wild T-1 and Hewlett Packard 3805 E. D. M.

Rights-of-Way on Kester Road and the North Umpqua were determined from monuments found and from the
Public Works Department Right-of-Way maps.

APPROVALS

Keith L. Cubic 7/21/81
PLANNING COMMISSION DATE

Francis L. Ingram 8-21-81
DOUGLAS COUNTY SURVEYOR DATE



Sheet 2 of 2

MEMBER-56 B

