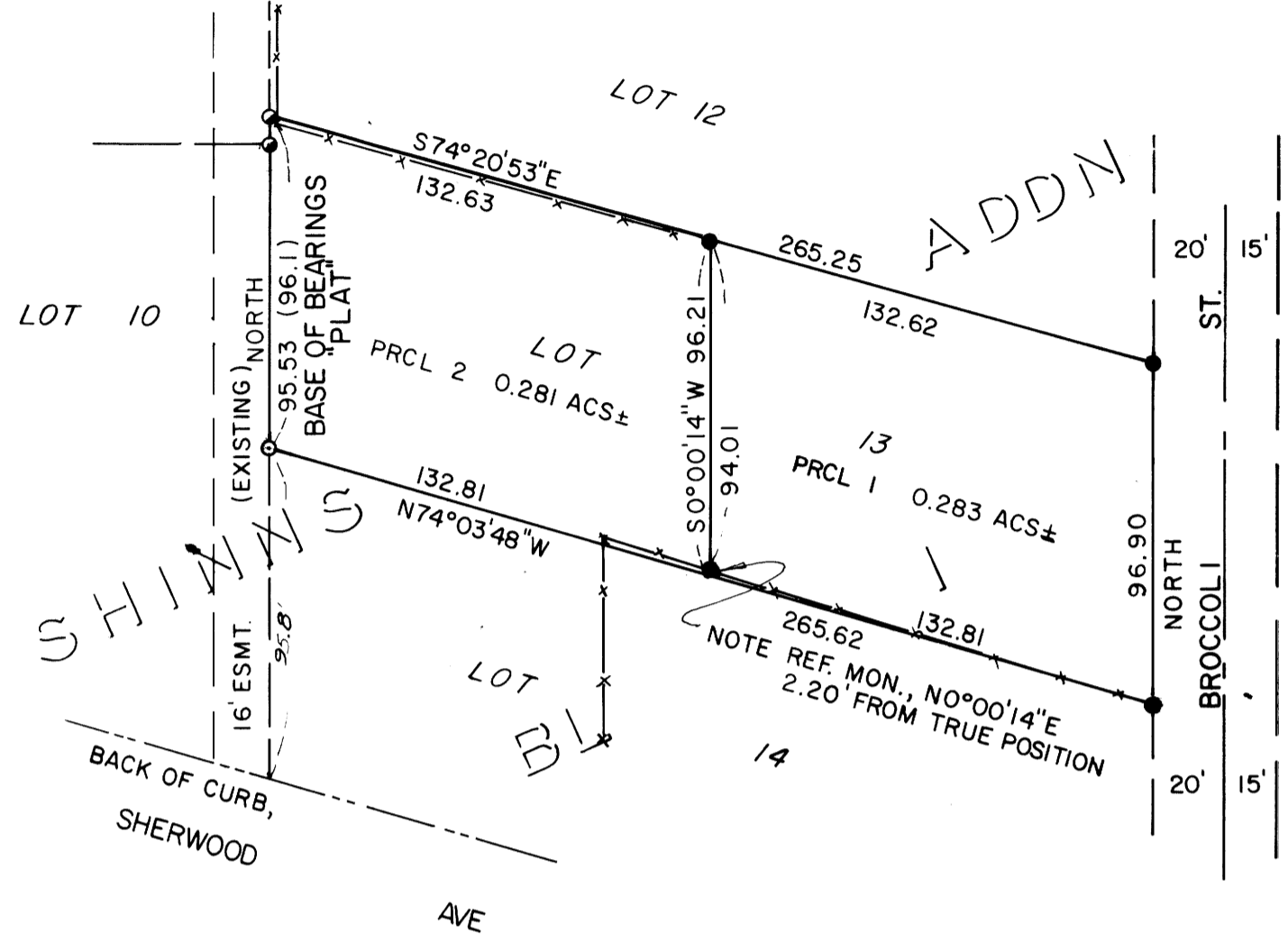


1990-0047

MINOR LAND PARTITIONING

LOT 13 BL 1 SHINNS ADDITION - SW 1/4 S14 T27S R6W WM
SURVEYED AUG. 12, 1990 SCALE 1"=50'

- SET 5/8" x 30" I.R. W/PLSTC. CAP LS660
- FD. 1/2" IRON PIPE
- FD. 1" IRON PIPE - SW COR. SAID LOT 13



OWNER/DEVELOPER - VERNON K. PHELPS
540 2ND PL. NO. 11
SOLVANG, CA. 93463

SURVEYOR - BRUCE R. ROGERS LS 660
200 NE. PATTERSON
ROSEBURG, OR 97470 672-2834

FILED
SEP 28 1990
COUNTY CLERK
DOUGLAS COUNTY
JP

NO. OF PRCLS. - 2
WATER - CITY OF ROSEBURG
SEWER - RUSA
COMP PLAN - LOW DENSITY RESIDENTIAL
ZONING - R-1-7.5

APPROVED JULY 7, 1989

PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF LOT 13, BL. 1, SHINNS ADDN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW COR OF SAID LOT 13; THENCE NORTH, ALONG THE WEST LINE OF LOT 13 95.53 FT. TO THE NW COR. OF LOT 13; THENCE S74°20'53"E 132.63 FT. TO A 5/8" IRON ROD SET IN THE NORTH LINE OF LOT 13 AND THE TRUE POINT OF BEGINNING; THENCE S74°20'53"E ALONG THE NORTH LINE OF LOT 13 132.62 FT. TO A 5/8" I.R. SET IN THE WEST R/W LINE OF BROCCOLI ST.; THENCE SOUTH ALONG SAID WEST LINE 96.90 FT. TO A 5/8" I.R. SET IN THE SOUTH LINE OF LOT 13; THENCE N74°03'48"W 132.81 FT. ALONG THE SOUTH LINE OF SAID LOT 13, TO A POINT; THENCE N0°00'14"E 2.20 FT. TO A 5/8" I.R. REF. MON.; THENCE CONTINUING N0°00'14"E 94.01 FT. TO THE TRUE POINT OF BEGINNING & CONTAINING 0.283 ACS. OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 13, BLOCK 1, SHINNS ADDITION, AND LYING IN THE SW 1/4 OF SEC 14 T27S R6W, W.M. DOUGLAS COUNTY, OR. AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIPE MARKING THE SW COR OF SAID LOT 13; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13, 95.53 FT. (RECORD 96.10 FT.) TO A 1/2" IRON PIPE MARKING THE NW COR. OF SAID LOT 13; THENCE S74°20'53"E ALONG THE NORTH LINE OF SAID LOT 13, 132.63 FT. TO A 5/8" IRON ROD; THENCE S0°00'14"W 94.01 FT. TO A 5/8" IRON ROD REFERENCE MON.; THENCE CONTINUING S0°00'14"W 2.20 FT. TO A POINT IN THE SOUTH LINE OF SAID LOT 13; THENCE N74°03'48"W 132.81 FT. ALONG THE SOUTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING, AND CONTAINING 0.281 ACS. OF LAND, MORE OR LESS.

NARRATIVE

LOT 13 WAS ESTABLISHED BY THE FOUND CORNS. ON THE WEST LINE AND THE EXTG. FENCE ALONG THE SOUTH BOUNDARY, THE NORTH LINE OF THE LOT WAS COMPUTED PER THE PLAT AND THE BEARING ROTATED TO CORRESPOND TO THE SOUTH LINE.

1990-0047

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers
JULY 10 1994
BRUCE R. ROGERS
660

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1990 OCT -1 AM 10:14
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]* DEPUTY
FEE

1990-14627

APPROVALS
John F. Stuteman 9/5/90
COMMUNITY DEVELOPMENT DIRECTOR DATE
Shirley B. Bunker 9/5/90
PUBLIC WORKS DIRECTOR DATE
Janey E. Morrison DEPUTY 9-27-90
COUNTY SURVEYOR DATE

FILED THIS 27 DAY OF 1990
GAY FIELDS, County Clerk
COUNTY CLERK