

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

8900-0661

A MAJOR LAND PARTITION
IN BLOCK 7, "THIRD BROOKSIDE ADDITION TO
ROSEBURG," SW1/4 SECTION 16, T27S, R5W, W.M.,
DOUGLAS COUNTY,
OREGON

FILED *sh*
OCT 18 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OWNER/PARTITIONER:
ROBERT H. HOBI
P.O. BOX 299
ROSEBURG, OR
97470

SURVEYED BY:
DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OR
97495

PARCEL #1
A parcel of land lying in Block 7 "Third Brookside Addition to Roseburg" as recorded in Volume 1, Page 27 in the Plat Records of Douglas County, Oregon, in Section 16, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod in the northerly right-of-way line of the North Umpqua Highway from which point the Southeast Corner of the above said Section 16, bears North 67° 20' 12" East 170.00 feet, South 348.54 feet and East 3,032.38 feet; thence along said northerly right-of-way line South 67° 20' 12" West 113.36 feet to a 5/8" iron rod; thence North 68° 35' 36" West 56.90 feet to a 5/8" iron rod; thence leaving said right-of-way North 1° 00' 30" West 698.56 feet to a 5/8" iron rod; thence North 74° 49' 17" East 163.09 feet to a 5/8" iron rod; thence South 0° 59' 48" East 718.35 feet to the point of beginning and containing 2.62 acres more or less.

SUBJECT TO a 60.00 foot wide easement adjacent to the North Umpqua Highway right-of-way and parallel with the centerline of said highway.

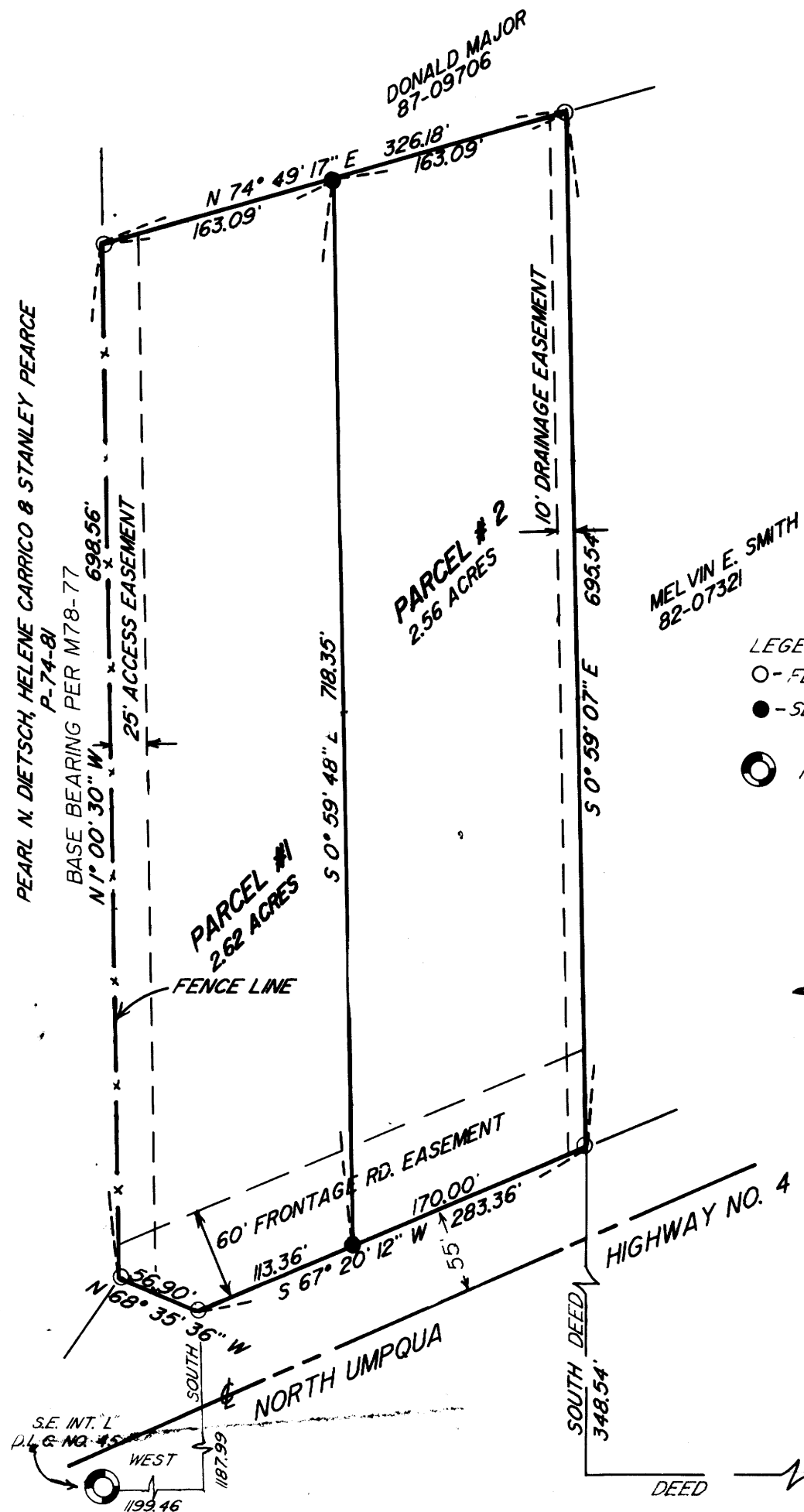
ALSO SUBJECT TO a 25.00 foot wide easement parallel to and adjacent to the West Line of above described parcel.

PARCEL #2
A parcel of land lying in Block 7, "Third Brookside Addition to Roseburg" as recorded in Volume 1, Page 27 in the Plat Records of Douglas County, Oregon, in Section 16, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod in the northerly right-of-way line of the North Umpqua Highway from which point the Southeast Corner of the above said Section 16 bears South 348.54 feet and East 3,032.38 feet; thence along said northerly right-of-way South 67° 20' 12" West 170.00 feet to a 5/8" iron rod; thence leaving said right-of-way North 0° 59' 48" West 718.35 feet to a 5/8" iron rod; thence North 74° 49' 17" East 163.09 feet to a 5/8" iron rod; thence South 0° 59' 07" East 695.54 feet to the point of beginning and containing 2.56 acres more or less.

SUBJECT TO a 60.00 foot wide easement adjacent to the North Umpqua Highway right-of-way and parallel with the centerline of said highway

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND AS DESCRIBED ON M 78-77, PARCEL ONE ALL MONUMENTS WERE FOUND ON THE EXTERIOR PER M 78-77 AND NEW MONUMENTS WERE SET



SCALE: 1"=100'
FEB, 1990

MELVIN E. SMITH
82-07321

- LEGEND:**
○ - FD 5/8" I.R. UNLESS NOTED
● - SET 5/8" x 30" I.R. WITH CAP MKD "BENTZ SURV. INC."
⊙ - FD 1" I.P. WITH BRASS CAP
BT: 18" APPLE SBR I.R. W 46.0
9" ASH N 23° E 3.5
FD 7/8" NAIL SOUTH 22.0

FILED THIS 19th DAY OF October, 1990

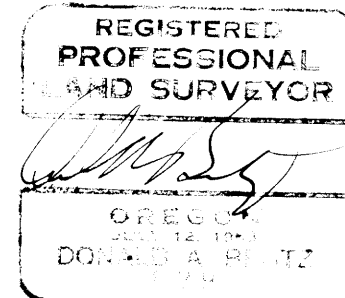
GAY FIELDS, County Clerk
COUNTY CLERK by Nancy R. Bauerpmt.

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 19 PM 1:36
GAY FIELDS
DOUGLAS COUNTY CLERK

VICINITY MAP
N.T.S.

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]* DEPUTY
SEWER: SEPTIC TANK
WATER: DIXONVILLE WATER

3032.38' 16 | 15
EAST 21 | 22



APPROVALS:
Keith L. Cubie 10/11/90
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
James T. Morrison DEPUTY 10-18-90
DOUGLAS COUNTY SURVEYOR DATE