

2800 - 0661

MAJOR LAND PARTITION

PT. OF LOT 44, ROSEBURG ORCHARDS CO., TR. I, PL. I
IN THE SW 1/4 OF SEC 6 T27S R5W WM

OCT. 20, 1990 SCALE 1"=50'

REGISTERED
SURVEYOR

Bruce R. Rogers

BRUCE R. ROGERS
660

- SET 5/8" x 30" I.R. W/PLSTC. CAP MKD. LS660
- FD 5/8" I.R. M106-57
- FD 1 1/2" IP NW COR LOT 44
- WELL - 6" CASING / WITH CAP

OWNER/PARTITIONER WILLIAM SIMPSON
1250 NE RIDGE, ROSEBURG, OR.
672-3044

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

ZONING - RS WATER - WELL SEWER - RUSA

NO. OF PARCELS - THREE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I. GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES. DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

FILED *JP*

DEC. 31, 1990 *JP*

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

COUNTY SURVEYOR

DOUGLAS COUNTY, ORE.

BY _____ DEPUTY

FEE _____

PARCEL NO. 1

BEGINNING AT A PT. IN THE NORTH LINE OF LOT 44, ROSEBURG ORCHS. CO. TR. I PLAT I, FROM WHICH PT. THE NW COR. OF SAID LOT BEARS S89°30'50"W 98.60'; THENCE N89°30'50"E ALONG SAID NORTH LINE 91.51'; THENCE S10°18'00"W 220.20' TO THE NE COR. OF PRCL NO. 1 OF M106-57; THENCE S89°49'00"W ALONG THE NORTH LINE OF SAID PRCL 1, 91.42' TO A PT. SET IN THE EAST LINE OF THAT PROP. DESCRIBED IN RECORDERS NO. 79-2047, RECORDS OF DOUGLAS COUNTY, OR.; THENCE N10°18'00"E ALONG THE EAST LINE OF SAID PROP. AND ALSO THE EAST LINE OF THAT PROP. DESCRIBED IN RECORDERS NO. 78-9263, 219.71' TO THE P.O.B. AND CONTAINING 0.454 ACS. OF LAND, MORE OR LESS, IN SEC 6 T27S R6W WM., BEING A PORTION OF SAID LOT 44.

TOGETHER WITH THAT UTILITY ESMT. CREATED ON MLP RECORDED IN COUNTY SURVEYORS RECORDS M106-57 AND DESCRIBED IN PRCL. A, BELOW, AN ESMT. FOR INGRESS & EGRESS AS DESCRIBED IN PRCL. B AND AN ESMT. FOR THE INSTALLATION AND MAINTENANCE OF A WATERLINE AS DESCRIBED IN PRCL. D

PARCEL NO. 2

BEGINNING AT A PT. IN THE NORTH LINE OF LOT 44, ROSEBURG ORCHS. CO. TR. I PLAT I, FROM WHICH POINT THE NW COR. OF SAID LOT BEARS S89°30'50"W 190.11'; THENCE N89°30'50"E ALONG SAID NORTH LINE 172.73'; THENCE S10°10'34"W 102.00'; THENCE S89°31'49"W 142.41'; THENCE S10°18'00"W 185.00'; THENCE S89°45'15"W 30.51' (Rec S89°49'W 30.51'); THENCE N10°18'00"E 286.87' TO THE POINT OF BEGINNING AND CONTAINING 0.525 ACS. OF LAND MORE OR LESS IN SEC. 6 T27S R6W WM., BEING A PORTION OF SAID LOT 44.

SUBJECT TO ESMTS DESCRIBED IN THE FOLLOWING PRCLS A,B,&D, TOGETHER WITH THE WATERLINE ESMT DESCRIBED IN PARCEL D.

PARCEL NO. 3

BEGINNING AT A 5/8" I.R. FROM WHICH PT. THE NW COR. OF LOT 44 ROSEBURG ORCHS. CO. TRI PLI BEARS N10°10'34"E 102.00' & S89°30'50"W 362.84'; THENCE S10°10'34"W 60.15'; THENCE S10°16'34"W 58.91'; THENCE S89°49'00"W 142.43'; THENCE N10°18'00"E 118.37'; THENCE N89°31'49"E 142.41' TO THE POB AND CONTAINING 0.382 ACRES OF LAND MORE OR LESS, IN SEC 6 T27S R6W WM., BEING A PORTION OF SAID LOT 44.

TOGETHER WITH AN ESMT. FOR INGRESS EGRESS AND UTILITIES OVER PRCLS. A & B, AND SUBJECT TO ESMTS. DESCRIBED IN PRCLS C & D.

PRCL A

AN ESMT FOR INGRESS, EGRESS AND UTILITY PURPOSES AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" I.R. WHICH BEARS S35°01'55"E 262.58' FROM THE NW COR. OF LOT 44 ROSEBURG ORCHS. CO. TRI PLI; THENCE N10°18'E 40.00'; THENCE S79°42'E 20.00'; THENCE S10°18'W 102.93'; THENCE S89°45'15"W 30.51'; THENCE N10°18'E 66.67' TO THE P.O.B.

PRCL B

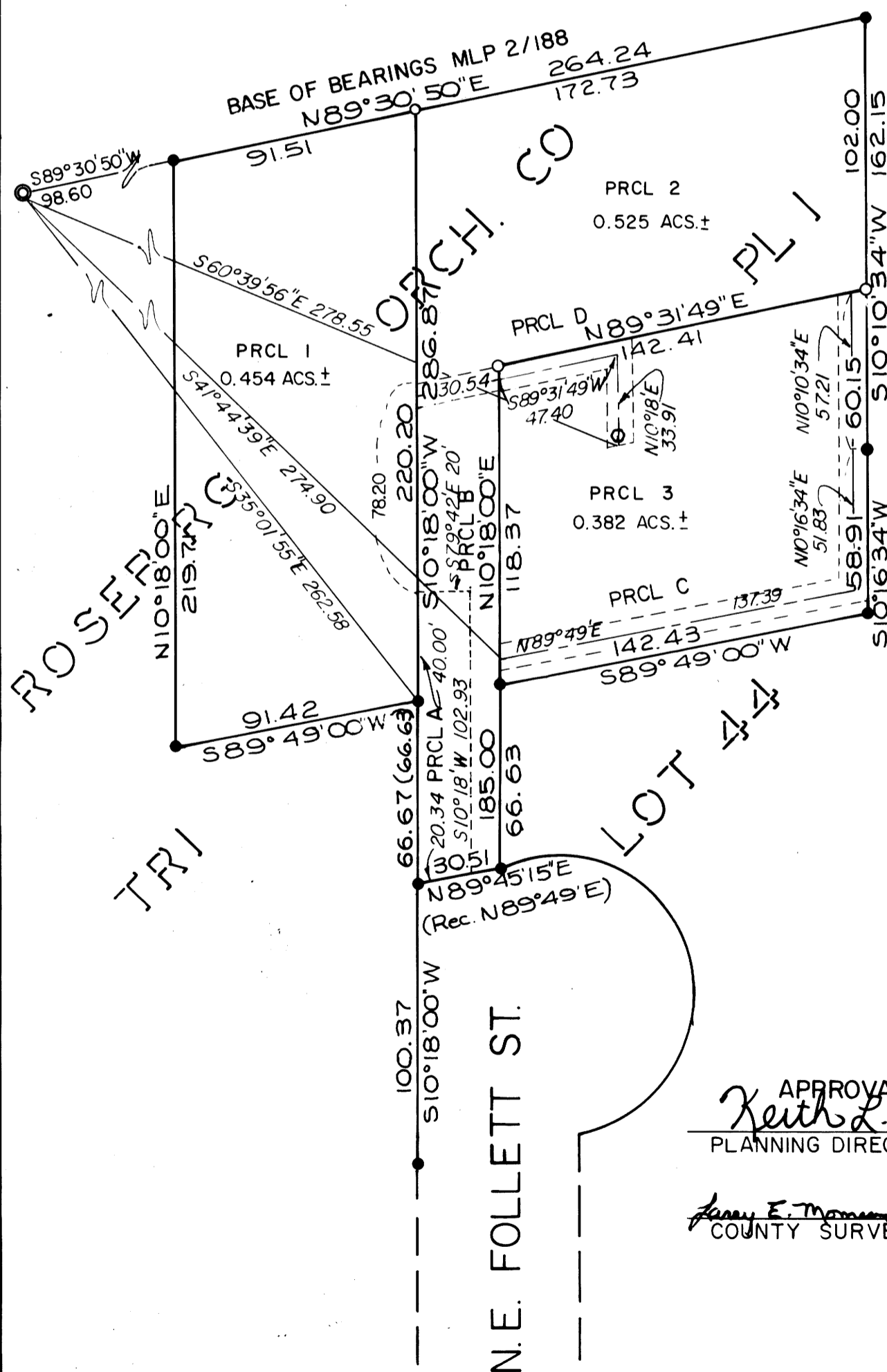
AN ESMT FOR INGRESS, EGRESS AND UTILITY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" I.R. WHICH BEARS S35°01'55"E 262.58' FROM THE NW COR. OF LOT 44 ROSEBURG ORCHS. CO. TRI PLI; THENCE N10°18'E 40.00' TO THE TRUE POINT OF BEGINNING; THENCE S79°42'E 20.00'; THENCE S10°18'W 102.93' TO A PT. IN THE NORTH LINE OF N.E. FOLLETT ST.; THENCE N89°45'15"E 10.17'; N10°18'E 185.00'; THENCE S89°31'49"W 30.54'; THENCE S10°18'W 78.21' TO THE TRUE POINT OF BEGINNING.

PRCL C

A SEWER ESMT, 10' IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS S41°44'39"E 274.90' FROM THE NW COR. OF LOT 44 ROSEBURG ORCHS. TRI PLI; THENCE N89°49'E 137.39'; THENCE N10°16'34"E 51.83'; THENCE N10°10'34"E 57.21'

PRCL D

A WELL AND WATERLINE ESMT, 10' IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS S60°39'56"E 278.55' FROM THE NW COR. OF LOT 44 ROSEBURG ORCHS. CO. TRI PLI; THENCE N10°18'E 5.00' TO A WELL, THENCE CONTINUING N10°18'E 28.91'; THENCE S89°31'49"W 77.94'



APPROVALS
Keith L. Cubic 12/24/90
PLANNING DIRECTOR DATE
Fanny E. Thompson 12-31-90
COUNTY SURVEYOR DEPUTY DATE

1990 - 0082