

# MINOR LAND PARTITION

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED

JUN 20 1991

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

In the NW 1/4 of Section 14, T27S, R6W, WM

For Stephen and Peggy Guido

PARCEL 1

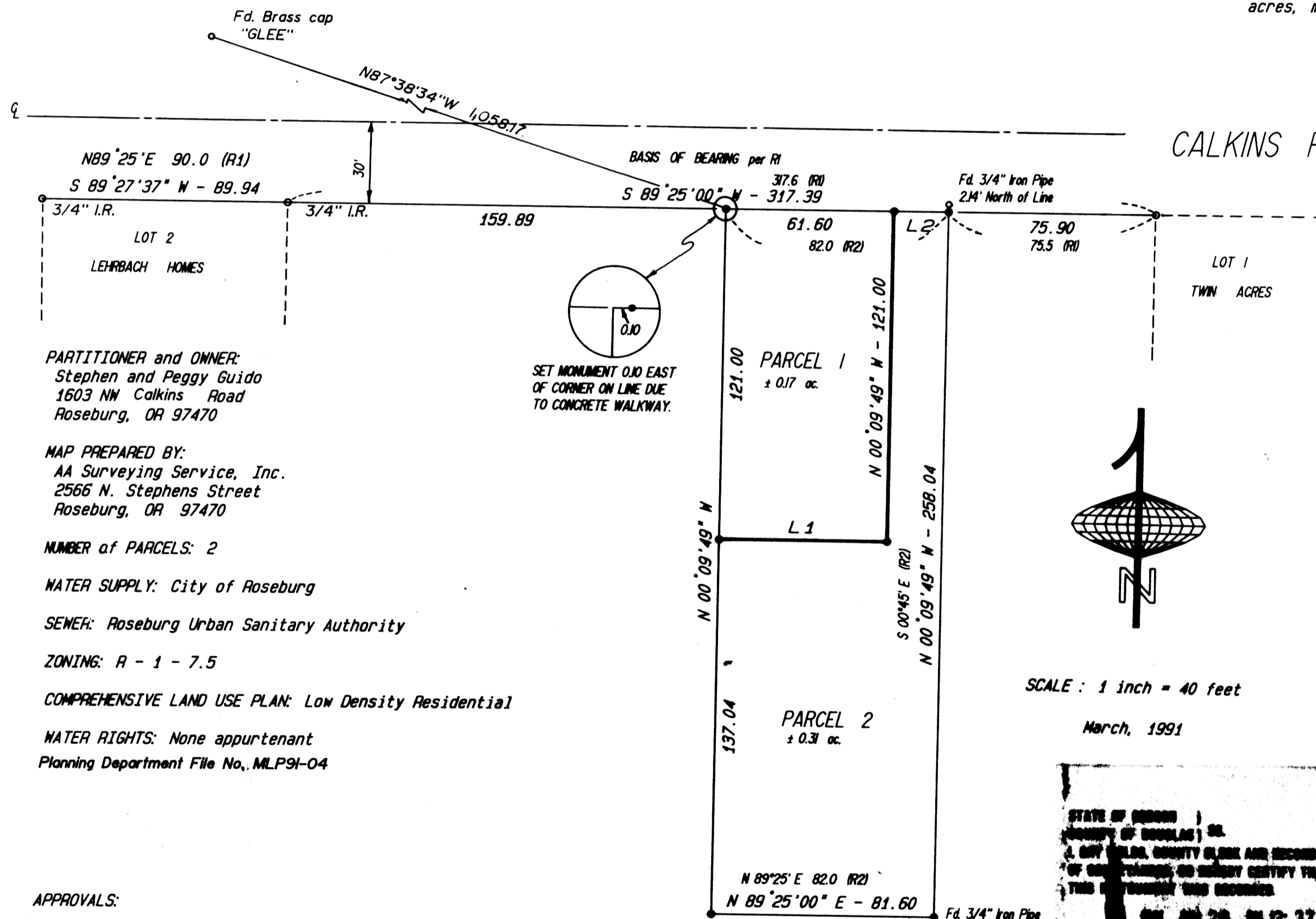
A Parcel of land situated in the NW 1/4 of Section 14, T27S, R6W, WM, and being a portion of Lot 2, Umpqua Fruit Ranch, as recorded in Volume 33, Page 252, County Clerk's records, Douglas County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way of Calkins Road, from which the NW corner of Lot 1, Twin Acres, bears N89°25'00"E 95.90 feet; thence S00°09'49"E 121.00 feet to a 5/8" iron rod; thence S89°25'00"W 61.60 feet to a 5/8" iron rod on the westerly boundary of the lands described in Reference No. 90-14957 of the Deed Records, Douglas County, Oregon; thence along said westerly boundary N00°09'49"W 121.00 feet to a point on the southerly right-of-way of Calkins Road from which a 5/8" iron rod bears N89°25'00"E 0.10 feet; thence along said right-of-way N89°25'00"E 61.60 feet to the point of beginning, containing 0.17 acres, more or less.

PARCEL 2

A Parcel of land situated in the NW 1/4 of Section 14, T27S, R6W, WM, and being a portion of Lot 2, Umpqua Fruit Ranch, as recorded in Volume 33, Page 252, County Clerk's records, Douglas County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way of Calkins Road, from which the NW corner of Lot 1, Twin Acres, bears N89°25'00"E 95.90 feet; thence S00°09'49"E 121.00 feet to a 5/8" iron rod; thence S89°25'00"W 61.60 feet to a 5/8" iron rod on the westerly boundary of the lands described in Reference No. 90-14957 of the Deed Records, Douglas County, Oregon; thence along said westerly boundary S00°09'49"E 137.04 feet to a 5/8" iron rod at the SW corner of said described lands; thence along the southerly boundary of said described lands N89°25'00"E 81.60 feet to a 3/4" iron pipe at the SE corner of said described lands; thence along the easterly boundary of said described lands N00°09'49"W 258.04 feet to a 5/8" iron rod on the southerly right-of-way of Calkins Road; thence along said right-of-way S89°25'00"W 20.00 feet to the point of beginning, containing 0.31 acres, more or less.



**PARTITIONER and OWNER:**  
Stephen and Peggy Guido  
1603 NW Calkins Road  
Roseburg, OR 97470

**MAP PREPARED BY:**  
AA Surveying Service, Inc.  
2566 N. Stephens Street  
Roseburg, OR 97470

**NUMBER of PARCELS:** 2

**WATER SUPPLY:** City of Roseburg

**SEWER:** Roseburg Urban Sanitary Authority

**ZONING:** R - 1 - 7.5

**COMPREHENSIVE LAND USE PLAN:** Low Density Residential

**WATER RIGHTS:** None appurtenant  
Planning Department File No. MLP9-04

### SURVEYOR'S AFFIDAVIT

I, Herman A. Pieske, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

*Herman A. Pieske*  
Herman A. Pieske

LINE	BEARING	DISTANCE
L1	N 89°25'00" E	61.60
L2	N 89°25'00" E	20.00

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651

### LEGEND

- SET 5/8" x 30" Iron Rod w/plastic cap marked "AA SURVEYING".
- FOUND 5/8" Iron Rod unless otherwise noted.

(R1) Record Information per VOL. 9, PAGE 35 (Lehrbach Homes).  
(R2) Record Information per C.S. 51/227.

SCALE: 1 inch = 40 feet

March, 1991

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER )  
OF SAID COUNTY, DO HEREBY CERTIFY THAT )  
THIS INSTRUMENT WAS RECORDED )  
ON 20th day of June, 1991 )  
at 10:22 )  
GAY FIELDS )  
COUNTY CLERK )

### NARRATIVE

The purpose of this survey was to partition the lands described in Reference No. 90-14957 as recorded in the Deed Records of Douglas County, Oregon. At the NE corner a 3/4" iron pipe was found on the south side of the curb of Calkins Road. Stephen Guido indicated that this was the property corner. I held this monument for establishing the east line of the property and set a new monument at the intersection of this east line and the southerly right-of-way of Calkins Road. The NW corner was established by using record distance from the NW corner of Lot 1, Twin Acres, as per C.S. 51/227. The SW corner was established by making the south and west boundaries parallel to the north and east boundaries as per C.S. 51/227.

**APPROVALS:**

*John F. Hunter* 5-20-91  
Community Development Director Date

*Ann S. Boyd* 5/20/91  
Public Works Director Date

*Francis L. Ingram* 6-20-91  
County Surveyor Date

Filed this 20th day of June, 1991.

GAY FIELDS, County Clerk  
County Clerk by *Nancy B. Davenport*

91-09376

1991 - 0034

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