

1991 - 0050

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FILED

CO. CLERK

MINOR LAND PARTITION IN THE N.E. 1/4 & THE S.E. 1/4 OF SECTION 5, T. 28 S., R. 6 W.W.M.

Partitioner & Legal Owner: Aug, 1991
BILL FRUITT
389 Steinhauer Rd.
Roseburg, OR.

SURVEYED BY
Bruce Rogers
443 W. Umpqua
Roseburg, OR.

SEP 10 1991

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

NOV 10 1991

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Bruce Rogers
DEPUTY

FEE

91-14240

SEWER:
Septic System

WATER:
Umpqua Water Basin Ass'n.

ZONING: FG - Comp. Plan A99.

No Water Rights are involved.

R.D. FILE NO. 91-148

N.W. Cor. SEC. 5, T. 28 S., R. 6 W.W.M.
bears N 75° 51' 53" W 4606.93
(from M48-13)

- - Found 5/8" Iron Rod
- - Found 1/2" Iron Rod Book 780 page 152 Douglas Co. Records
- - Set 5/8 x 30" Iron Rod with CAP marked L.S. 660

II
11.3 Acres ±
Subject to Septic System
Easement in Vol. 775, P. 348

This is to certify that I, Bruce R. Rogers, have correctly surveyed and marked with proper monuments the lands shown on this plat.

Bruce R. Rogers

II
All of that parcel of land described in Book 1080, page 679 of the Douglas County records, excepting the westerly 102 ft.

I
Beginning at a 5/8" iron rod set at the intersection of the east line of Steinhauer County Road and the north line of that parcel of land described in Book 780, page 152, Douglas County Records, from which rod the N.W. cor. of Section 5, T. 28 S., R. 6 W.W.M. bears N 0° 29' 30" E 578.78 ft. and N 75° 51' 53" W 4606.93 ft.; thence, along said north line, S 89° 02' E 144.62 ft. to a 1/2" iron rod, S 0° 12' E 212.9 ft. to a 5/8" iron rod, S 86° 17' 20" E 178.86 ft. to a 1/2" iron rod, N 82° 26' E 69.98 ft. to a 1/2" iron rod and S 83° 46' 45" E 306.86 ft. to a 1/2" iron rod; thence, along the east line of said parcel, S 1° 05' 50" E 319.11 ft. to a 5/8" iron rod; thence, along the south line of said parcel, S 85° 55' 45" W 708.88 ft. to a 5/8" iron rod set in the east line of Steinhauer County Road; thence, along said east line, N 0° 12' 35" W 383.74 ft. to a 5/8" iron rod and N 1° 13' E 236.77 ft. to the point of beginning.

The above described parcels located in Sec. 5, T. 28 S., R. 6 W.W.M. and contains 6.702 acres, more or less. Together with that septic system easement described in Vol. 775, page 348, Douglas County records.

REGISTERED
FOR
BRUCE R. ROGERS
650

Bruce R. Rogers

Found 3/8" Iron Rod
Set 5/8"
Brass Cap
Happy Valley "D"
bears S 59° 10' 48" E
1633.31

APPROVALS

Keith L. Cubie

9/9/91

Planning

Danny E. Manner

DEPUTY
Co. Surveyor

9-10-91

COUNTY SURVEYORS DO NOT
DO NOT REMOVE FROM FILE

