

MINOR LAND PARTITION
IN THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 3 &
THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 4,
T. 23S., R. 5W. W.M., YONCALLA, OREGON

PARTITIONERS & LEGAL OWNERS:

TYRRELL & LADENA WISE
P.O. BOX 32, YONCALLA, OR.

SURVEYED BY

Bruce Rogers
443 W. UMAQUA ST.
ROSEBURG, OR.

Zoning -

Water & Sewer:
City of Yoncalla

MAY, 1991 1/2 60'

FILED
GAY FIELDS, County Clerk 4th October, 1991
by Nancy R. Brunpat, Deputy

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

1991 OCT -4 AM 10:08

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Brunpat
DEPUTY

91-15703

FEE ff

SURVEYOR'S CERTIFICATE

This is to certify that I, Bruce R. Rogers, have surveyed and marked with proper monuments the land shown on this plat and that the following is a true description of that land:

Beginning at a 5/8" iron rod set at the intersection of the north line of Elm St. and the west line of a 15 ft. wide alleyway, from which rod the S.W. corner of the G.A. Burt D.L.C. #40 bears S34°21'36"W 1089.7 ft.; thence, along said west line, South 82° ft. to a 5/8" iron rod set at the east end of an agreement line (see Douglas Co. Recorders #91-11785); thence West, along said line, 438.24 ft. to a 5/8" iron rod set at the west end of said agreement line; thence, along the west line of that tract of land described in Recorder's #79-18769, N. 0°08'40"E 224.89 ft. to a 5/8" iron rod set at the northwest corner of said tract; thence, along the north line of said tract, N 89°55'07"E 891.67 ft. to a 5/8" iron rod set in the westerly line of Douglas St.; thence, along said westerly line, S14°07'E 148.64 ft. to a 5/8" iron rod set at the intersection of the westerly line of Douglas St. and the north line of Elm St.; thence, along said north line, West 490.25 ft. to the point of beginning.

The above described tract is located in Sections 3 & 4, T. 23S., R. 5W. W.M., Yoncalla, Oregon and contains 3.823 acres, more or less.

The above described property is subject to the following described easements:

A 20-ft. wide strip of land, the right (south) line of which is described as follows:

Beginning at a 5/8" iron rod set at the intersection of the north line of Elm St. and the west line of a 15' wide alleyway; thence, along said north line, East, 490.25 ft. to the easterly line of Douglas St.

And a 10'-ft. wide strip of land, the right line of which is described as follows:

Beginning at the northeast corner of the above described property; thence, along the north line of said property, S 89°55'07"W 269.72 ft. to a point; thence South 143.24 ft. to a point on the north line of Elm St.

Bruce R. Rogers

FILED

OCT 5 1991

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

- Found 5/8" iron Rods (or as noted)
- Set 5/8" iron rods 30" long with cap marked L.S. 660

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

APPROVALS

Richard Todd 9/17/91
Planning Com. Chair
Janey E. Monea 10-3-91
City Recorder
County Surveyor

Note
I Used Fences & Found
monuments to establish the
North, East & West lines.

