

**LAND PARTITIONING**

IN THE SE 1/4 OF SEC 3 T28S R6W WM  
PT OF LOT 4 ROSEBURG HOME ORCHARD TRS. PLAT "H"  
SCALE 1"=50' FEB 6, 1996

- SET 5/8" x 36" I.R. W/CAP LS 660
  - FD 5/8" I.R. W CAP LS 660 PER M108-34
  - ◎ FD 1/2" I.R. PER M108-34
  - FD MON. AS NOTED M108-34
- ALL COURSES PER M108-34 VERIFIED BY FIELD WORK

OWNER  
DOUGLAS M. & LEONA A. BRIGGS  
2462 SW AUSTIN RD  
ROSEBURG, OR 97470

SURVEYOR  
BRUCE R. ROGERS  
1727 SE MILL ST  
ROSEBURG, OR 97470

WATER-ROBERTS CREEK WATER DIST.  
SEWER-GREEN SANITARY DIST.  
ZONING - RS  
COMP. PLAN LOW DENSITY RESIDENTIAL  
PLANNING FILE NO. 95-345

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bruce R. Rogers*

OREGON  
JULY 10, 1984  
BRUCE R. ROGERS  
660

EXP. 12/31/96

**SURVEYORS CERTIFICATE**

I, BRUCE R. ROGERS, CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE PROPERTY SHOWN HEREON AND DESCRIBED AS FOLLOWS.

BEGINNING AT A 3/4" I.P., THE NE COR. OF LOT 4, ROSEBURG HOME ORCHARD TRACTS PLAT H, THENCE N89°54'45" W 483.65 FT.; THENCE S0°00'30" E 466.91 FT.; THENCE S89°22' E 123.06 FT.; THENCE S0°05' E 25.97 FT.; THENCE S29°54'30" E 35.74 FT.; THENCE S0°02' W 12.01 FT.; THENCE EAST 7.00 FT.; THENCE S0°03' W 91.00 FT. TO A POINT IN THE NORTH R/W LINE OF AUSTIN ROAD; THENCE S89°32'37" E 335.92 FT. ALONG SAID R/W LINE TO A POINT IN THE WEST R/W LINE OF STELLA ST.; THENCE N0°06'30" E ALONG SAID WEST R/W LINE 113.58 FT.; THENCE N89°31'00" W 150.10 FT.; THENCE N0°06'30" E 200.00 FT.; THENCE S89°31'00" E 150.10 FT., TO A POINT IN THE AFORESAID WEST R/W LINE OF SAID STELLA ST.; THENCE N0°08'00" W, ALONG SAID R/W 60.00 FT.; THENCE LEAVING SAID R/W LINE N89°31'00" W 117.00 FT.; THENCE N0°08'00" W 128.30 FT.; THENCE S89°31'00" E 117.00 TO A POINT IN THE SAID WEST R/W LINE OF STELLA ST.; THENCE N0°08'00" W ALONG SAID WEST R/W LINE 128.29 TO THE POINT OF BEGINNING AND CONTAINING 5.4360 ACS. MORE OR LESS, ALL IN LOT 4, ROSEBURG HOME ORCHARD TRACTS PLAT H.

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
96 MAR -8 PM 2:27

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*  
DEPUTY  
FEE PP

*Bruce R. Rogers*  
BRUCE R. ROGERS LS 660

**DECLARATION**

WE, DOUGLAS M. BRIGGS AND LEONA A. BRIGGS, DEPOSE AND SAY THAT WE ARE THE LEGAL OWNERS OF THE LANDS REPRESENTED ON THIS PLAT AND THAT WE HAVE CAUSED IT TO BE DIVIDED AS SHOWN

*Douglas M. Briggs*  
DOUGLAS M. BRIGGS

*Leona A. Briggs*  
LEONA A. BRIGGS

**ACKNOWLEDGMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

THIS CERTIFIES THAT ON THIS 13<sup>th</sup> DAY OF Feb. 1996, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS M. BRIGGS & LEONA A. BRIGGS, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED

BEFORE ME: *Jean H Crawford* MY COMMISSION EXPIRES 4-17-98



**APPROVALS**

*Keith L Cubic*  
DOUGLAS COUNTY PLANNING

3/7/96  
DATE

*Janet R Sundeen*  
DOUGLAS COUNTY SURVEYOR  
2:27 P.M. 96-05384

3/7/96  
DATE

FILED THIS 8<sup>th</sup> DAY OF MARCH, 1996

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK *Gay Fields* DEPUTY



*Bruce R. Rogers*  
EXP. 12/31/96

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID

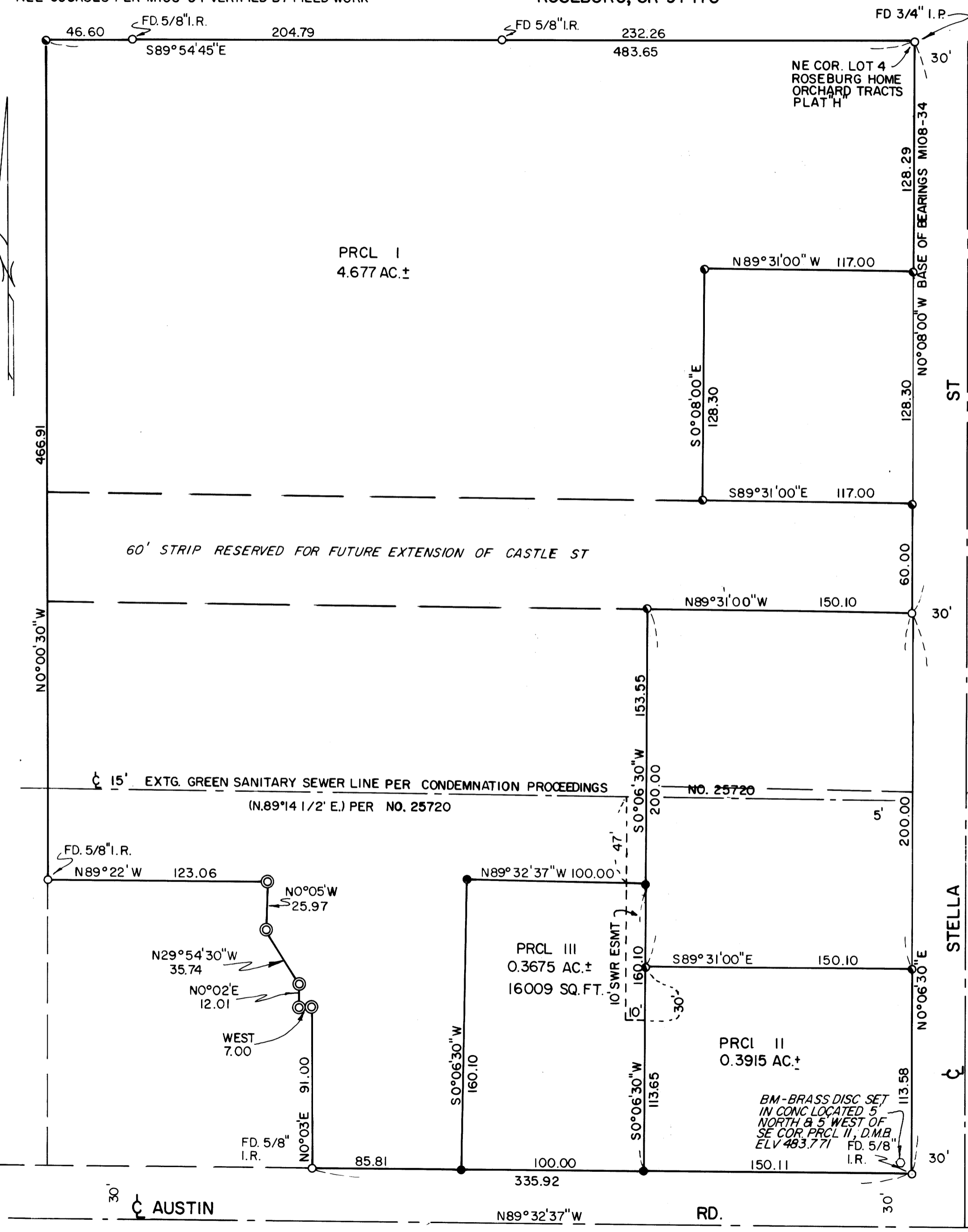
*Vicky Anderson* doty  
DOUGLAS COUNTY TAX COLLECTOR

3-7-96  
DATE

REGISTERED  
*Bruce R. Rogers*

All parcels lie within the 100 yr floodplain and outside the federal floodway.

96-05384



1996 - 0025

1996 - 0025