

UMPQUA PARK FRUIT LANDS
MINOR LAND PARTITIONING OF
THE NORTHERLY 100' OF LOT 13 PLAT E
SURVEYED FOR RICHARD STEVENSON
SURVEYED BY DON E. GARRETT
MARCH 1967 **SCALE 1" = 50'**

FILED
RECEIVED

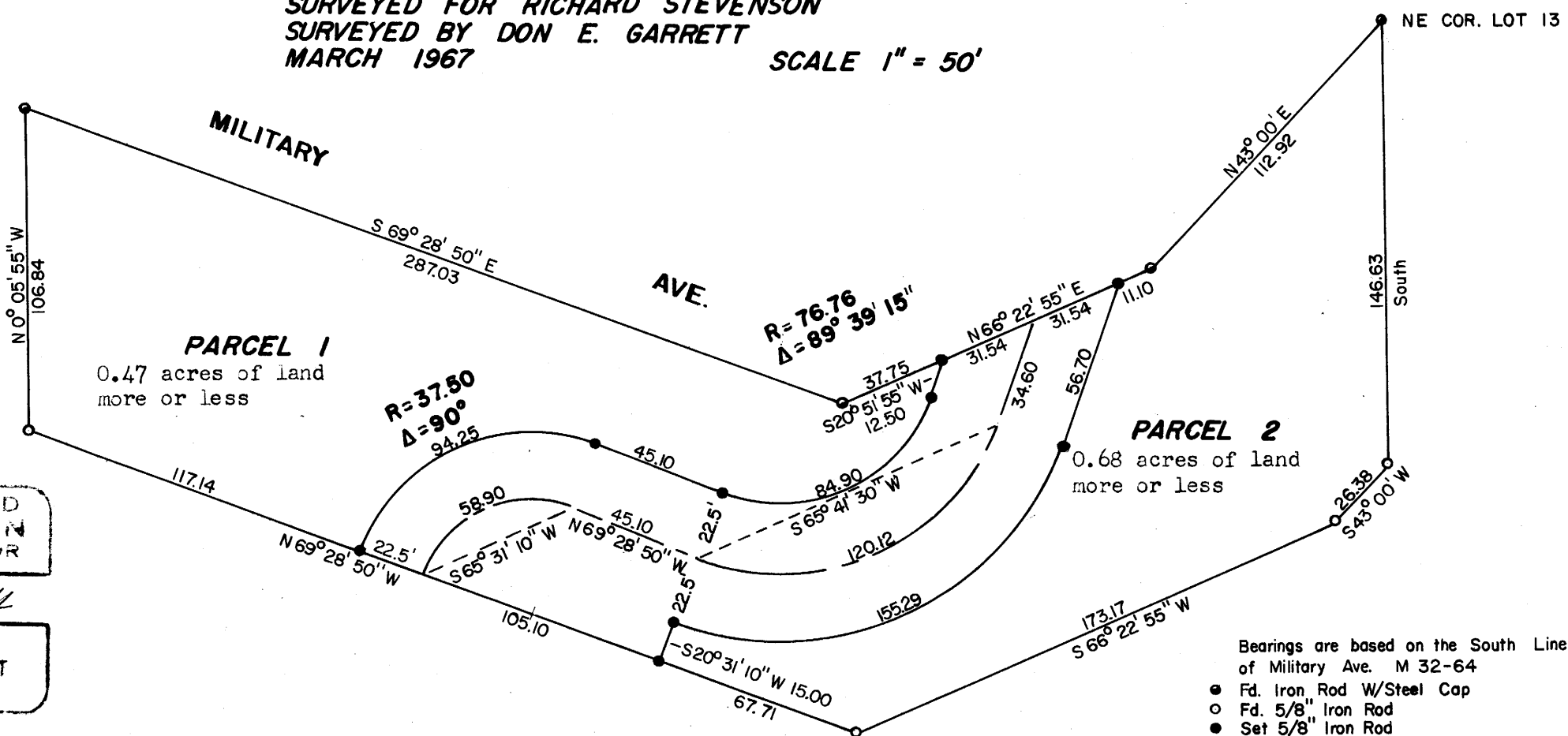
JUN 14 1967

COUNTY SURVEYOR COR. LOT 13
DOUGLAS COUNTY, ORE.

REGISTERED
OREGON
LAND SURVEYOR

Don E. Garrett

JULY 14, 1961
DON E. GARRETT
544



Bearings are based on the South Line of Military Ave. M 32-64

- Fd. Iron Rod W/Steel Cap
- Fd. 5/8" Iron Rod
- Set 5/8" Iron Rod

I, Don E. Garrett, hereby certify that I correctly surveyed and monumented the lands shown on the annexed plat, of which the following is a true and correct description.

PARCEL NO. 1

A portion of the Northerly 100 ft. of Lot 13, Plat "E", Umpqua Park Fruit Lands, said portion being more particularly described as follows:

Beginning at an iron rod with a steel cap set at the Northwest Corner of said Lot 13, said point of beginning also being in the South line of Military Av.; thence along said South line as follows: S 69° 28' 50" E 287.03 ft. to an iron rod with a steel cap and N 66° 22' 55" E 37.75 ft. to a 5/8" iron rod set in the Westerly line of a 45' road easement; thence along said westerly line as follows: S 20° 51' 55" W 12.50 ft. to a 5/8" iron rod; thence along the arc of a 54.26 ft. radius curve to the right (the long chord of which bears S 65° 41' 30" W) 84.90 ft. to a 5/8" iron rod; thence N 69° 28' 50" W 45.10 ft. to a 5/8" iron rod; thence along the arc of a 60.00 ft. radius curve to the left (the long chord of which bears S 65° 31' 10" W) 94.25 ft. to a 5/8" iron rod set in the South line of the said Northerly 100 ft. of Lot 13; thence along said South line N 69° 28' 50" W. 117.14 ft. to a 5/8" iron rod set in the West line of said Lot 13; thence along said West line N 0° 05' 55" W 106.84 ft. to the place of beginning and containing 0.47 acres of land more or less.

The above described parcel of land is subject to building restrictions and protective covenants as recorded in Instrument No. 67-479 in the Deed Records of Douglas County, Oregon.

PARCEL NO. 2

All that portion of the Northerly 100 ft. of Lot 13, Plat "E", Umpqua Park Fruit Lands, said portion being more particularly described as follows:

Beginning at an iron rod with a steel cap set at the Northeast corner of said Lot 13, said point of beginning also being in the South line of Military Avenue; thence along the East line of said Lot 13 South 146.63 ft. to a 5/8" iron rod set in the South line of the said Northerly 100 ft. of Lot 13; thence along said South line as follows: South 43° 00' West 26.38 ft. to a 5/8" iron rod; South 66° 22' 55" West 173.17 ft. to a 5/8" iron rod and North 69° 28' 50" West 172.81 ft. to a 5/8" iron rod set in the westerly line of a 45 ft. road easement; thence along said westerly line as follows: Along the arc of a 60.00 ft. radius curve to the right (the long chord of which bears North 65° 31' 10" East) 94.25 ft. to a 5/8" iron rod; thence South 69° 28' 50" East 45.10 ft. to a 5/8" iron rod; thence along the arc of a 54.26 ft. radius curve to the left (the long chord of which bears North 65° 41' 30" East) 84.90 ft. to a 5/8" iron rod; thence North 20° 51' 55" East 12.50 ft. to a 5/8" iron rod set in the South line of Military Avenue; thence along said South line as follows: North 66° 22' 55" East 74.18 ft. to an iron rod with a steel cap and North 43° 00' East 112.92 ft. to the place of beginning and containing 0.68 acres of land more or less.

The above described parcel of land is subject to an unlimited and perpetual right-of-way and easement 45 feet in width, the center line of said right-of-way being described as follows:

Beginning at a point on the South line of Military Avenue, from which point the Northeast corner of Lot 13, Plat "E", Umpqua Park Fruit Lands, bears North 66° 22' 55" East 42.64 ft. and North 43° 00' East 112.92 ft.; thence South 20° 51' 55" West 34.60 ft.; thence along the arc of a 76.76 ft. radius curve to the right (the long chord of which bears South 65° 41' 30" West) 120.12 ft. to a point, at which point the left or south'ly line increases in width from 22.50 ft. to 37.50 ft. on a line bearing S 20° 31' 10" W from said point; thence continuing along the above said centerline (37.50 ft. on the left side and 22.50 ft. on the right side) N 69° 28' 50" W 45.10 ft.; thence along the arc of a 37.50 ft. radius curve to the left (the long chord of which bears S 65° 31' 10" W) 58.90 ft. to the South line of the above said northerly 100 ft. of Lot 13, Plat "E", Umpqua Park Fruit Lands

The above described parcel of land is subject to building restrictions and protective covenants as recorded in Instrument No. 67-479 in the Deed Records of Douglas County, Oregon.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

We, Richard Stevenson and Marjorie R. Stevenson, husband and wife, owners of the real property represented and described in the annexed plat, have caused the same to be surveyed for the purpose of conveying said described property.

Richard Stevenson *Marjorie R. Stevenson*
Richard Stevenson Marjorie R. Stevenson

By Order of the City of Roseburg Planning Commission

Approved: June 5, 1967

S. Hermann *Lyle J. Miller*
President Secretary

Fee 3.00 No. 67- 5818
STATE OF OREGON } ss.
COUNTY OF DOUGLAS }

I, G. D. Myllesbeck, County Clerk and ex-officio Recorder of Douglas County, Oregon, in and for said County, hereby certify that the within instrument was recorded in my office on

JUN 13 1967 3:16 P. M.

at Page 39 *Minor Land Partition*
Records of Douglas County, Oregon.

G. D. Myllesbeck
County Clerk

By *Marge Weremian*
Deputy