

FILED
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SEP 9 1964

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

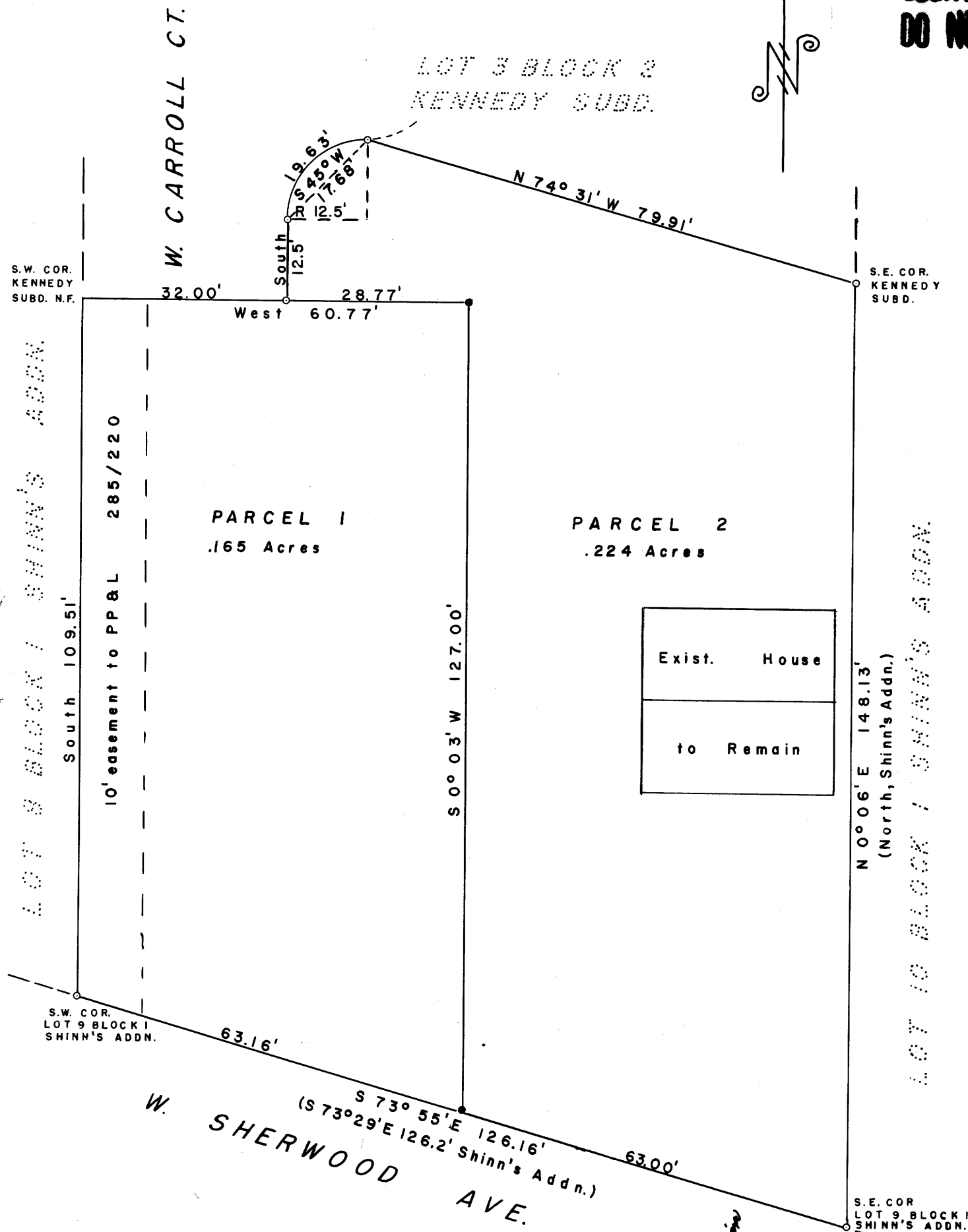
MINOR LAND PARTITIONING

A PORTION OF LOT 9 BLOCK 1 SHINN'S ADDN.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

SURVEYED FOR PAUL W. & AXINE E. DAVIS
2853 W. SHERWOOD AVE. ROSEBURG, OREGON
SURVEYED BY BRUCE A. SHANER 1717 S.W. McLAIN AVE. ROSEBURG, OREGON
AUGUST 1, 1964

MAP FILE 1245-52



I, BRUCE A. SHANER, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION, TO WIT:

PARCEL TO BE PARTITIONED

BEGINNING AT THE S.W. CORNER OF LOT 9 BLOCK 1 SHINN'S ADDITION TO THE CITY OF ROSEBURG AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON, SAID POINT BEING ALSO ON THE N. RIGHT-OF-WAY LINE OF W. SHERWOOD AVE.; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE S. LINE OF SAID LOT 9 BLOCK 1 SHINN'S ADDN. S 73° 55' E 126.16 FEET TO THE S.E. CORNER OF SAID LOT; THENCE ALONG THE E. LINE OF SAID LOT N 0° 06' E 148.13 FEET TO THE S.E. CORNER OF LOT 3 BLOCK 2 KENNEDY SUBDIVISION AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON; THENCE ALONG THE S. LINE OF SAID LOT 3 BLOCK 2 N 74° 31' W 79.91 FEET TO THE POINT OF CURVATURE OF A 90° CURVE TO THE LEFT THE RADIUS OF WHICH IS 12.5 FEET SAID POINT BEING ON THE E. RIGHT-OF-WAY LINE OF W. CARROLL CT.; THENCE ALONG SAID CURVE, THE LONG CORD OF WHICH BEARS S 45° 00' W 17.68 FEET, 19.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG THE E. AND S. RIGHT-OF-WAY OF W. CARROLL CT. SOUTH 12.5 FEET AND WEST 32.0 FEET TO THE W. LINE OF SAID LOT 9 BLOCK 1 SHINN'S ADDN. AND THE S.W. CORNER OF SAID KENNEDY SUBDIVISION; THENCE FOLLOWING THE WEST LINE OF SAID LOT 9 BLOCK 1, SOUTH 109.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.389 ACRES MORE OR LESS.

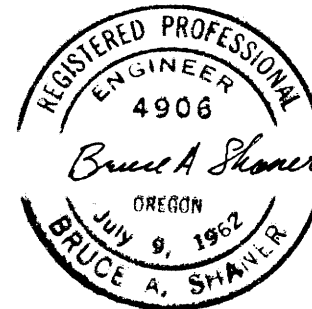
THE ABOVE DESCRIBED PARCEL IS HEREBY SEPERATED INTO:

PARCEL 1

BEGINNING AT THE S.W. CORNER OF LOT 9 BLOCK 1 SHINN'S ADDITION AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON; THENCE ALONG THE N. RIGHT-OF-WAY LINE OF W. SHERWOOD AVE. AND THE SOUTH LINE OF SAID LOT 9 BLOCK 1 S 73° 55' E 63.16 FEET; THENCE N 0° 03' E 127.0 FEET; THENCE WEST 60.77 FEET TO THE W. LINE OF SAID LOT 9 BLOCK 1, SAID POINT BEING ALSO THE S.W. CORNER OF KENNEDY SUBDIVISION AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON; THENCE ALONG THE W. LINE OF SAID LOT 9 BLOCK 1, SOUTH 109.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.165 ACRES MORE OR LESS.

PARCEL 2

BEGINNING AT THE S.E. CORNER OF LOT 9 BLOCK 1 SHINN'S ADDITION AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON, SAID POINT BEING ON THE N. RIGHT-OF-WAY LINE OF W. SHERWOOD AVE.; THENCE ALONG THE EAST LINE OF SAID LOT 9 BLOCK 1, N 0° 06' E 148.13 FEET TO THE S.E. CORNER OF LOT 3 BLOCK 2 KENNEDY SUBITION AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID KENNEDY SUBDIVISION N 74° 31' W 79.91' TO THE POINT OF CURVATURE OF A 90° CURVE TO THE LEFT THE RADIUS OF WHICH IS 12.5 FEET; THENCE ALONG SAID CURVE, THE LONG CORD OF WHICH BEARS S 45° 00' W 17.68 FEET, 19.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12.5 FEET; THENCE EAST 28.77 FEET; THENCE S 0° 03' W 127.0 FEET TO THE S. LINE OF SAID LOT 9 BLOCK 1 SHINN'S ADDN. AND THE N. RIGHT-OF-WAY LINE OF W. SHERWOOD AVE.; THENCE ALONG SAID LINE S 73° 55' E 63.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.224 ACRES MORE OR LESS.



Bruce A. Shaner
BRUCE A. SHANER

WE, PAUL W. DAVIS AND AXINE E. DAVIS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SURVEY TO BE MADE OF THE ABOVE DESCRIBED PROPERTY AND SHOWN ON THE ANNEXED PLAT, AS OUR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSE OF CONVEYING SAID DESCRIBED PARCEL 1.

Paul W. Davis
PAUL W. DAVIS

Axine E. Davis
AXINE E. DAVIS

BY ORDER OF THE ROSEBURG CITY PLANNING COMMISSION

APPROVED 8/17/64 1964

S. E. Hermann
PRESIDENT

Melan R. Pedersen
SECRETARY

- DENOTES 5/8" IRON ROD FOUND
- DENOTES 5/8" IRON ROD SET

BEARINGS BASED ON WEST LINE OF LOT 9 BLOCK 1 SHINN'S ADDN.

SCALE 1" = 20'

MAP FILE 1245-52

Fee 3.00 No. 904/c
 STATE OF OREGON } ss.
 COUNTY OF DOUGLAS }
 I, C. D. Bowers, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was recorded in Volume 1 at 4:31 P. M. on SEP 10 1964
 at 15 Minutes Past 1 O'Clock
 Records of Douglas County, Oregon
 C. D. Bowers, County Clerk
 By Margie Wieseman Deputy

Mary Hall