

MINOR LAND PARTITION

BEING A PORTION OF LOT 4, AMENDED PLAT OF DIXON'S ADDITION TO FRUITVALE
 IN THE N.E. 1/4 SEC. 12, T.27S., R.6W., W.M.

SEPTEMBER 1973

SCALE 1" = 100'

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

FILED
 RECEIVED

JAN 29 1974

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:

Ella M. Scheller
 2541 N.E. Stephens St.
 Roseburg, Oregon 97470
 672-5295

NUMBER OF LOTS: 2

WATER SUPPLY: Oregon Water Corp.

SEWAGE: Roseburg Sanitary

MAP PREPARED BY: Baughman Surveying Service
 P.O. Box 222,
 Roseburg, Oregon 97470
 672-5971

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 MAY 18, 1880
 EUGENE A. BLOOM
 492

APPROVALS:

Richard D. ...
 PLANNING COMMISSION

4 January 1974
 DATE

Francis L. Ingram
 COUNTY SURVEYOR

29 Jan 74
 DATE

LEGEND

- SET 5/8" I.R.
- FD. 3/4" I.P. — PER M-38-30
- ⊙ FD. 1/2" I.P. — PER M-38-30
- FD. AXLE — PER M-38-30
- ⊙ SET BRASS CAP
- PROPERTY CORNERS NOT SET
- FENCE LINE

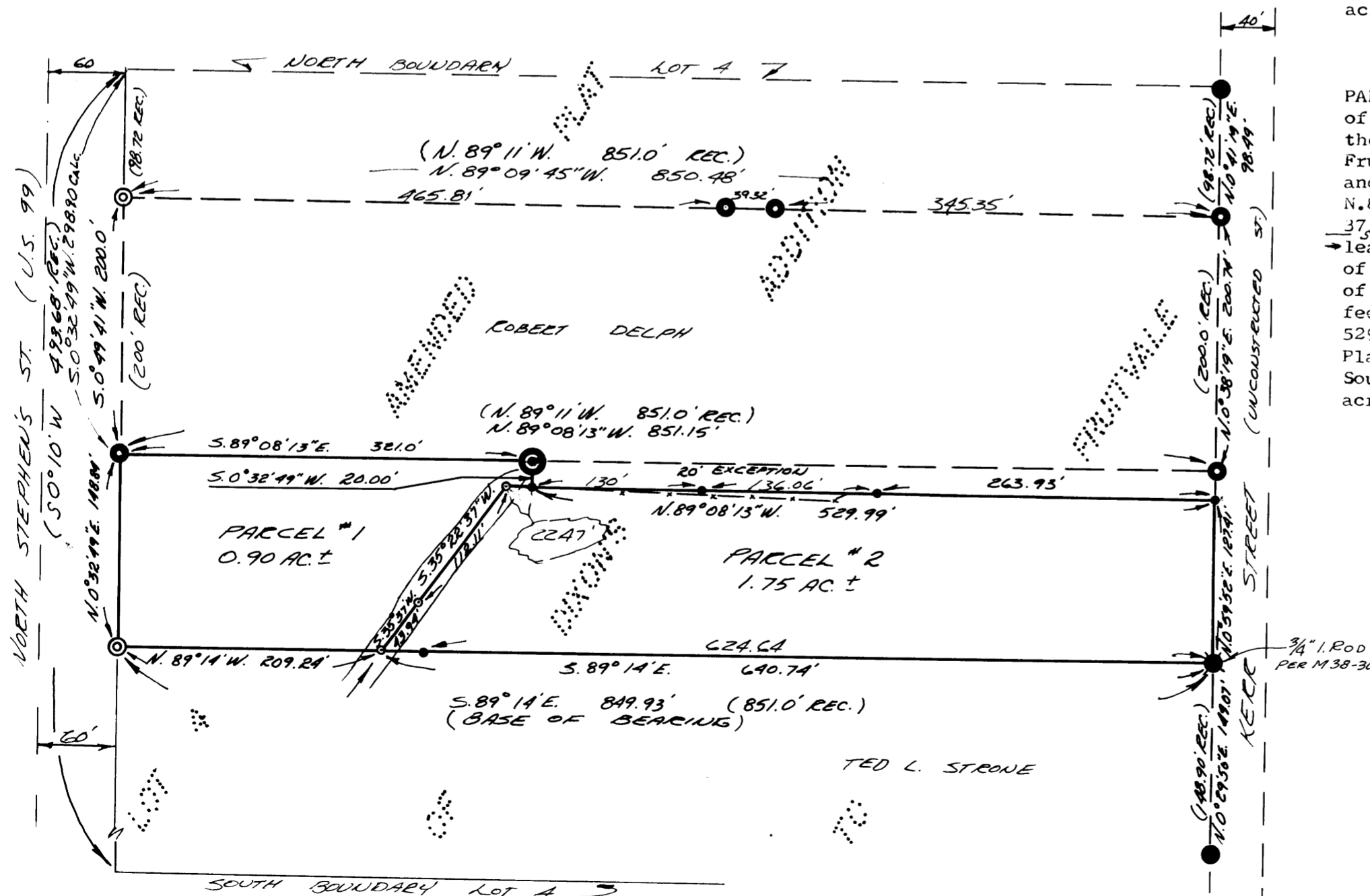
DESCRIPTIONS:

PARCEL #1 Beginning at a 3/4" Iron Pipe on the East R/W line of North Stephens Street (U.S. 99) which bears S.0°32'49"W. 298.90 feet from the intersection of said East R/W line with the North boundary of Lot 4, Amended Plat of Dixon's Addition to Fruitvale, Douglas County, Oregon; thence S.89°08'13"E. 321.0 feet to a Brass Cap; thence S.0°32'49"W. 20.0 feet to a 5/8" Iron Rod; thence N.89°08'13"W. 22.47 feet to the center of a creek; thence S.35°22'37"W. along said creek center line 112.11 feet to a point; thence S.35°37'W. 43.94 feet to a point; thence leaving said creek, N.89°14'W., parallel with the South boundary of said Lot 4, 209.24 feet to a 1/2" Iron Pipe on the East R/W line of said North Stephens Street; thence N.0°32'49"E. along said East R/W line 148.84 feet to the Point of Beginning, situated in Lot 4, Amended Plat of Dixon's Addition to Fruitvale, in Section 12, Township 27 South, Range 6 West W.M., Douglas County, Oregon, containing .90 acres, more or less.

PARCEL #2 Beginning at a 5/8" Iron Rod, from which the intersection of the East R/W line of North Stephens Street (U.S. 99) with the North boundary of Lot 4, Amended Plat of Dixon's Addition to Fruitvale, Douglas County, Oregon, bears N.0°32'49"E. 298.90 feet and N.89°08'13"W. 321.0 feet and N.0°32'49"E. 298.90 feet; thence N.89°08'13"W. 22.47 feet to the center of a creek; thence S.35°22'37"W. along said creek center line 112.11 feet to a point; thence leaving said creek, S.89°14'E., parallel with the South boundary of said Lot 4, 640.74 feet to a 3/4" Iron Rod on the west R/W line of Kerr Street; thence N.0°59'52"E. along said West R/W line 127.41 feet to a 5/8" Iron Rod; thence leaving said R/W line, N.89°08'13"W. 529.99 feet to the Point of Beginning, situated in Lot 4, Amended Plat of Dixon's Addition to Fruitvale, in Section 12, Township 27 South, Range 6 West W.M., Douglas County, Oregon, containing 1.75 acres, more or less.

BASED ON M-38-30

MAP FILE M52-30



74-1117
 STATE OF OREGON
 COUNTY OF DOUGLAS
 I, the undersigned, County Surveyor of Douglas County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original map on file in my office.
 EUGENE A. BLOOM
 County Surveyor
 Mary S. Seal

MAP FILE M52-30