

MINOR LAND PARTITION - IN LOTS 1 & 2, BLOCK 3, SYLMAN-VALE-TRACTS SECTION 14, T.27S. R.6W.W.M.

OCTOBER 1974 SCALE: 1"=40'

PARTITIONER AND LEGAL OWNER:

Louise Hubbard
2733 West Bradford Dr.
Roseburg, Oregon 97470
673-6523

FILED 7
RECEIVED 24
NOV 18 1974

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NUMBER OF LOTS: 3

WATER SUPPLY: City of Roseburg

SEWAGE: City of Roseburg

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

Eugene Miller
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

PARCEL #1

Beginning at a 1" iron pipe at the Southwest corner of Lot 2, Block 3, Plat of Sylman-Vale Tracts, as recorded in Volume 6, page 30, Plat Records of Douglas County, Oregon; thence N 15°30' E 116.0 feet to a 1" iron pipe at the Northwest corner of said Lot 2, also being on the Southerly R/W line of Bradford Court; thence S 74°30' E along said Southerly R/W line 83.10 feet to a 1/2" iron rod; thence leaving said Southerly R/W line S 15°30' W 116.0 feet to a 1/2" iron rod on the South line of said Lot 2; thence N 74°30' W along said South line 83.10 feet to the point of beginning, situated in Lot 2, Block 3 of said Sylman-Vale Tracts, containing 9,628 square feet, more or less.

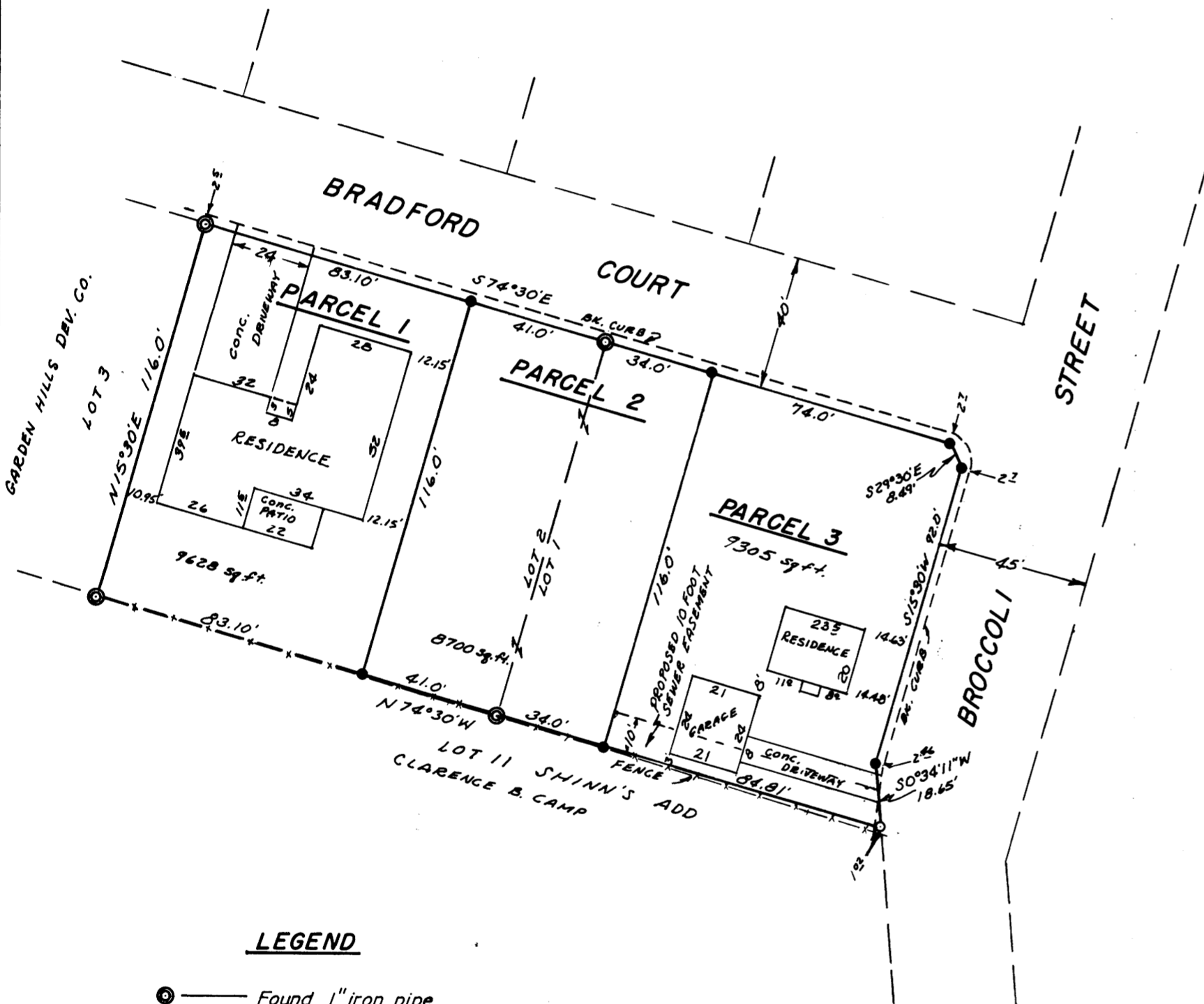
PARCEL #2

Beginning at a 1" iron pipe at the Southeast corner of Lot 2, Block 3, Plat of Sylman-Vale Tracts, as recorded in Volume 6, page 30, Plat Records of Douglas County, Oregon; thence N 74°30' W along the South line of said lot 2 41.0 feet to a 1/2" iron rod; thence leaving said South line N 15°30' E 116.0 feet to a 1/2" iron rod on the Southerly R/W line of Bradford Court; thence S 74°30' E along said Southerly R/W line 41.00 feet to a 1" iron pipe at the Northeast corner of said Lot 2; thence continuing along said Southerly R/W line 34.00 feet to a 1/2" iron rod; thence leaving said Southerly R/W line S 15°30' W 116.0 feet to a 1/2" iron rod on the South line of Lot 1, Block 3 of said plat; thence N 74°30' W along said South line 34.00 feet to the point of beginning, situated in Lots 1 and 2, Block 3 of said Sylman-Vale Tracts, containing 8,700 square feet, more or less.

PARCEL #3

Beginning at a 1/2" iron rod on the Southerly R/W line of Bradford Court from which the Northwest corner of Lot 1, Block 3, Plat of Sylman-Vale Tracts bears N 74°30' W 34.00 feet; thence S 74°30' E along said Southerly R/W line 74.0 feet to a 1/2" iron rod; thence S 29°30' E 8.49 feet to a 1/2" iron rod on the Westerly R/W line of Broccoli Street; thence S 15°30' W along said Westerly R/W line 92.00 feet to a 1/2" iron rod; thence S 0°34'11" W 18.65 feet to a nail in the gutter; thence leaving said Westerly R/W line N 74°30' W along the South line of said Lot 1 84.81 feet to a 1/2" iron rod; thence leaving said South line N 15°30' E 116.00 feet to the point of beginning, situated in Lot 1, Block 3 of said Sylman-Vale Tracts, containing 9,305 square feet, more or less.

BASED ON SYLMAN-VALE TRACTS



LEGEND

- ⊙ — Found 1" iron pipe
- — Set 1/2" iron rod
- — Set nail in gutter

APPROVALS:

PLANNING COMMISSION:

Fred A. Dwyer
President

10-29-74
Date

Nada V. Gohr
Secretary

11/1/74
Date

302d No. 74-15238

STATE OF OREGON }
COUNTY OF DOUGLAS } 58

I, G. D. Myllobert, County Clerk and ex-officio Recorder of Deeds for said County do hereby certify that the within instrument was filed NOV 18 1974 at 2:35 P.M.

and recorded in Volume 45 Minor Land Records of Douglas County, Oregon.

G. D. Myllobert

Mary L. Best

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M-54-61
C. S. File No. 58/72

MAP FILE M-54-61

C. S. File No. 58/72

DOUGLAS COUNTY, OREGON

FILED 3:05 PM

SEWER EASEMENT DESCRIPTION

For Louise Hubbard

OCT 29 1975

DORIS L. WADSWORTH, COUNTY CLERK

BY Maryd Beal DEPUTY

Beginning at a 1/2" iron rod on the Southerly R/W line of Bradford Court from which the northwest corner of Lot 1, Block 3, Plat of Sylman-Vale Tracts, as recorded in Volume 6, page 30, Plat Records of Douglas County, Oregon, bears N 74°30' W 34.00 feet; thence along said southerly R/W line S 74°30' E 74.00 feet to a 1/2" iron rod; thence S 29°30' E 8.49 feet to a 1/2" iron rod on the Westerly R/W line of Broccoli Street; thence S 15°30' W along said Westerly R/W line 4.00 feet to a point; thence leaving said Westerly R/W line N 74°30' W 80.00 feet to a point; thence N 15°30' E 10.00 feet to the Point of Beginning, situated in Parcel No. 3 of Minor Land Partition filed under Number M54-61 in the Douglas County Surveyors Office, also situated in Lot 1, Block 3 of said Sylman-Vale Tracts.