

A PORTION OF LOT 10 FRUITVALE
IN THE SE 1/4 SEC. 12, T27S, R6W,
W.M. ROSEBURG, DOUGLAS CO. OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED M.G.

MAY 28 1975

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

SURVEYED FOR:

THE SOUTHLAND CORPORATION
2828 N. HASKELL
DALLAS TEXAS 75204

LEGAL OWNER OF RECORD:

SOUTHLAND CORPORATION

TOTAL NO. OF LOTS:

TWO (2)

WATER SUPPLY:

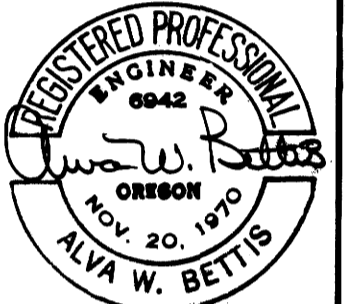
OREGON WATER CORPORATION
1021 SE WASHINGTON AVE.
ROSEBURG OREGON 97470
672-4101

SEWER DISPOSAL:

NORTH ROSEBURG SANITARY DISTRICT
P.O. BOX 176
ROSEBURG OREGON 97470
672-1551

MAP PREPARED BY:

ALVA W. BETTIS
ENCON CORPORATION
6108 NE HIGHWAY 99
VANCOUVER WASHINGTON 98665
693-1445



LEGAL DESCRIPTION: TOTAL PROPERTY;

A PORTION OF LOT 10 OF THE PLAT OF "FRUITVALE" AS RECORDED IN VOLUME 21, PAGE 70, OF DEEDS AND VOLUME 2, PAGE 16 OF PLATS, RECORDS OF DOUGLAS CO. OREGON IN THE SE 1/4 OF SEC. 12, T27S, R6W, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 10, FRUITVALE THENCE S 0°47'00"E ALONG THE WEST LINE OF LOT 10, 150.00'; THENCE S 89°49'30"E, 27.00' TO A POINT ON THE EASTERLY LINE OF THE 60.00' R/W OF U.S. HIGHWAY 99 (NORTH STEVENS ST.) AND THE TRUE POINT OF BEGINNING; THENCE S 0°47'00"E, 173.88' ALONG SAID EASTERLY R/W OF U.S. HIGHWAY 99 TO A 3/4" IRON ROD; THENCE LEAVING SAID R/W OF U.S. HIGHWAY 99 S 89°49'30"E, 173.00' TO A 5/8" IRON ROD; THENCE N 0°47'00"W, 173.88' TO A 3/4" IRON ROD; THENCE N 89°49'30"W, 173.00' TO THE TRUE POINT OF BEGINNING. CONTAINING 30081.24 Sq. Ft. OR 0.6905 ACRES.

NORTH PORTION;

COMMENCING AT THE NW CORNER OF LOT 10, FRUITVALE THENCE S 0°47'00"E ALONG THE WEST LINE OF LOT 10, 150.00'; THENCE S 89°49'30"E, 27.00' TO A POINT ON THE EASTERLY LINE OF THE 60.00' R/W OF U.S. HIGHWAY 99 (NORTH STEVENS ST.) AND THE TRUE POINT OF BEGINNING; THENCE S 0°47'00"E, 90.00' ALONG SAID EASTERLY R/W OF U.S. HIGHWAY 99 TO A 5/8" IRON ROD; THENCE LEAVING SAID R/W U.S. HIGHWAY 99 S 89°49'30"E, 173.00' TO A 5/8" IRON ROD; THENCE N 0°47'00"W, 90.00' TO A 3/4" IRON ROD; THENCE N 89°49'30"W, 173.00' TO THE TRUE POINT OF BEGINNING. CONTAINING 15570.00 Sq. Ft. OR 0.3574 ACRES.

SOUTH PORTION;

COMMENCING AT THE NW CORNER OF LOT 10, FRUITVALE THENCE S 0°47'00"E ALONG THE WEST LINE OF LOT 10, 150.00'; THENCE S 89°49'30"E, 27.00' TO A POINT ON THE EASTERLY LINE OF THE 60.00' R/W OF U.S. HIGHWAY 99 (NORTH STEVENS ST.); THENCE S 0°47'00"E 90.00' ALONG SAID EASTERLY R/W U.S. HIGHWAY 99 TO A 5/8" IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE S 0°47'00"E ALONG SAID R/W U.S. HIGHWAY 99 83.88' TO A 3/4" IRON ROD; THENCE LEAVING SAID R/W U.S. HIGHWAY 99 S 89°49'30"E, 173.00' TO A 5/8" IRON ROD; THENCE N 0°47'00"W 83.88' TO A 5/8" IRON ROD; THENCE N 89°49'30"W, 173.00' TO THE TRUE POINT OF BEGINNING. CONTAINING 14511.24 Sq. Ft. OR 0.3331 ACRES.

APPROVED AND ACCEPTED BY THE CITY OF ROSEBURG PLANNING COMMISSION
ON THIS 24TH DAY OF APRIL, 1975

APPROVED Fred A. Dayton 4-25-75
PRESIDENT, CITY OF ROSEBURG PLANNING COMMISSION DATE

APPROVED Edward N. Wood 4/24/75
SECRETARY, CITY OF ROSEBURG PLANNING COMMISSION DATE

FD. 2" IRON PIPE
8" ABOVE GRD.

REFERENCE: COUNTY SURVEY NO. 58/119
BY ALVA W. BETTIS, NOV. 1974

30 pd No. 10-5022
STATE OF OREGON } ss.
COUNTY OF DOUGLAS }

I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Conveyances, in and for said County,
do hereby certify that the within instrument was
filed MAY 21 1975 at 11:05 a.m.
and Recorded in Volume 2
at Page 88 of Plat
Records of Douglas County, Oregon.

DORIS L. WADSWORTH
County Clerk
Margie Wiseman
Deputy

ROSELAND TRACTS

(LOT 9 FRUITVALE)

NW CORNER LOT 10
FRUITVALE (C.S., M17-60)

ROSLAND AVENUE

NORTH LINE LOT 10 FRUITVALE,
VOL. 21 PAGE 70 OF DEEDS & VOL.
2 PAGE 16 OF TOWN PLATS.

LOT 10 FRUITVALE

NOT TO SCALE

N 89° 49' 30" W

FD. STEEL TUBE
WITH SURVEY CAP 173.00

FD. 3/4"
IRON ROD

15570.00 FT²
0.3574 ACRES

ABANDONED
SERVICE STATION

SET 5/8"
IRON ROD

S 89° 49' 30" E

SET 5/8"
IRON ROD

14511.24 FT²
0.3331 ACRES

83.88
90° 57' 30"

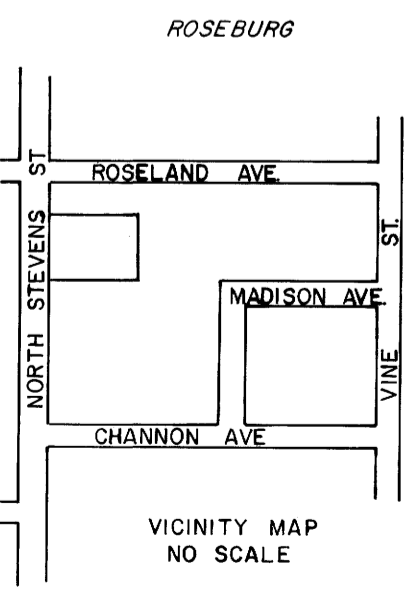
83.88
89° 02' 30"

173.00

S 89° 49' 30" E

SET 5/8"
IRON ROD

INITIAL POINT OF FENDER HOME SITES
VOL. 8 PAGE 26. (2" IRON PIPE NOT FOUND)



ENCON
Planning/Surveying/Municipal/Environmental and Management Consultants

MINOR LAND PARTITION
SOUTHLAND CORPORATION
LOCATION NO. 2242-17855

DESN	MAC	SCALE	1" = 80'
DRW	JWM	DATE	FEB. 14, 1975
CHK	AWB	PROJ.	30.0021

6108 N.E. HIGHWAY 99 / HAZEL DELL PLAZA
SUITE 102 / VANCOUVER, WASHINGTON
98665 PHONE 206-693-1445

267-257-19

MAP FILE 257-19