

MTNOR LAND PARTITION
Sect. 6, T27S, R5W, Lot 44, Tract 1,
Plat 1, Roseburg Orchards Co.
Surveyed for Wm. Simpson & Lee Campbell
Surveyed by Don E. Garrett
March 1976 Scale 1" Equals 100'
0- Set 5/8" Iron Rod

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER:

William L. Simpson
1250 NE Ridge 672-3044

Lee Campbell
1592 NW Keasey Rd. 673-3187

LEGAL OWNERS OF RECORD
Same as above

TOTAL NO. OF LOTS 3

WATER SUPPLY
Tracts 2 & 3 Oregon Water
Tract 1 Well

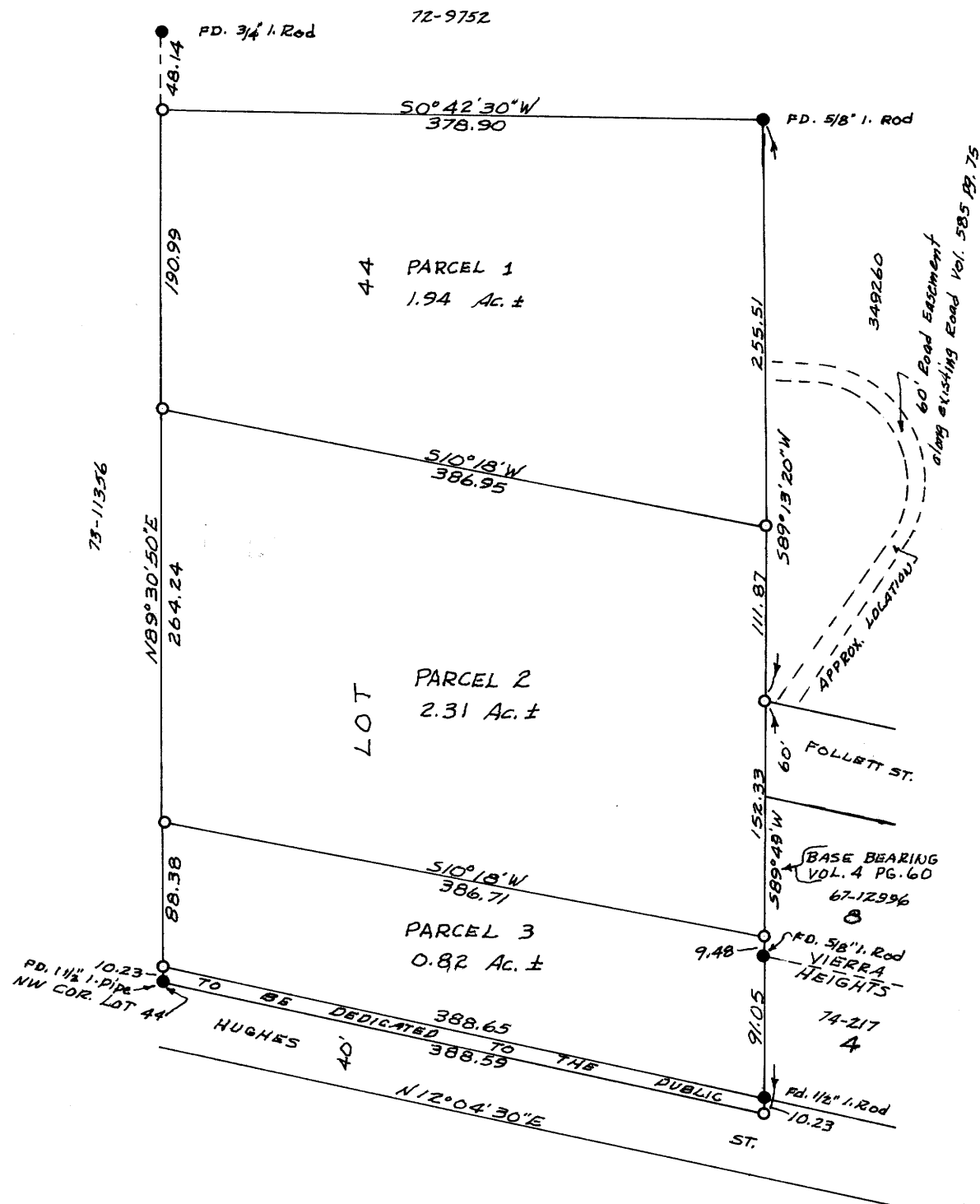
SEWER DISPOSAL
North Roseburg Sanitary

MAP PREPARED BY:
Don E. Garrett
Rt. 4 Box 187-A
Roseburg, Oregon 679-9528

FILED
RECEIVED

APR 28 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



LEGAL DESCRIPTIONS:

Parcel 1
A portion of Lot 44, Tract 1, Plat 1, Roseburg Orchards Co., as the same is platted in Vol. 4, Page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:
Beginning at a 5/8" iron rod set in the North Line of the above said Lot 44, from which point the Northwest Corner of said Lot 44 bears S 89° 30' 50" W 362.85 feet; thence along said North Line N 89° 30' 50" E 190.99 feet to a 5/8" iron rod; thence S 0° 42' 30" W 378.90 feet to a 5/8" iron rod; thence along the South Line of said Lot 44 S 89° 13' 20" W 255.51 feet to a 5/8" iron rod; thence N 10° 18' E 386.95 feet to the place of beginning and containing 1.94 acres of land more or less.

Together with a 60 foot road easement along existing road Volume 585 Page 75.

Parcel 2
A portion of Lot 44, Tract 1, Plat 1, Roseburg Orchards Co. as the same is platted in Vol. 4, Page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a 5/8" iron rod set in the North Line of the above said Lot 44, from which point the Northwest Corner of said Lot 44 bears S 89° 30' 50" W 98.61 feet; thence along said North Line N 89° 30' 50" E 264.24 feet to a 5/8" iron rod; thence S 10° 18' W 386.95 feet to a 5/8" iron rod; thence along the South Line of said Lot 44 S 89° 13' 20" W 111.87 feet to a 5/8" iron rod and S 89° 49' W 152.33 feet to a 5/8" iron rod; thence leaving said South Line and running N 10° 18' E 386.71 feet to the place of beginning and containing 2.31 acres of land more or less.

Parcel 3
A portion of Lot 44, Tract 1, Plat 1, Roseburg Orchards Co. as the same is platted in Vol. 4, Page 60 in the plat records of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a 5/8" iron rod set in the North Line of the above said Lot 44, from which point the Northwest Corner of said Lot 44 bears S 89° 30' 50" W 10.23 feet; thence along the North Line of said Lot 44 N 89° 30' 50" E 88.38 feet to a 5/8" iron rod; thence S 10° 18' W 386.71 feet to a 5/8" iron rod; thence along the South Line of said Lot 44 S 89° 49' W 100.53 feet to a 1/2" iron rod; thence N 12° 04' 30" E 388.65 feet to the place of beginning and containing 0.82 acres of land more or less.

TO BE DEDICATED TO THE PUBLIC

A portion of Lot 44, Tract 1, Plat 1, Roseburg Orchards Co., as the same is platted in Vol. 4, Page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:

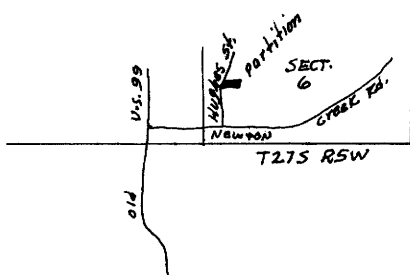
Beginning at a 1 1/2" iron pipe set at the Northwest Corner of the above said Lot 44: thence along the North Line of said Lot 44 N 89° 30' 50" E 10.23 feet to a 5/8" iron rod; thence S 12° 04' 30" W 388.65 feet to a 1/2" iron rod; thence along the South Line of said Lot 44 S 89° 49' W 10.23 feet to a 5/8" iron rod; thence along the West Line of said Lot 44 N 12° 04' 30" E 388.59 feet to the place of beginning.

Francis P. Ingram
PLANNING COMMISSION
COUNTY SURVEYOR

27 April 1976

DATE
28 Apr 76
DATE

76-06221



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Don E. Garrett
DON E. GARRETT
544

3000
County of Douglas }
I, Don E. Garrett, Surveyor, do hereby certify that the within plat is a true and correct copy of the original plat as recorded in the County Records of Douglas County, Oregon, and is a true and correct copy of the original plat as recorded in the County Records of Douglas County, Oregon.
Filed APR 30 1976 at 11:01 A.M.
and Recorded by _____
at _____
Page 544 Minor hand
Witness _____
by _____