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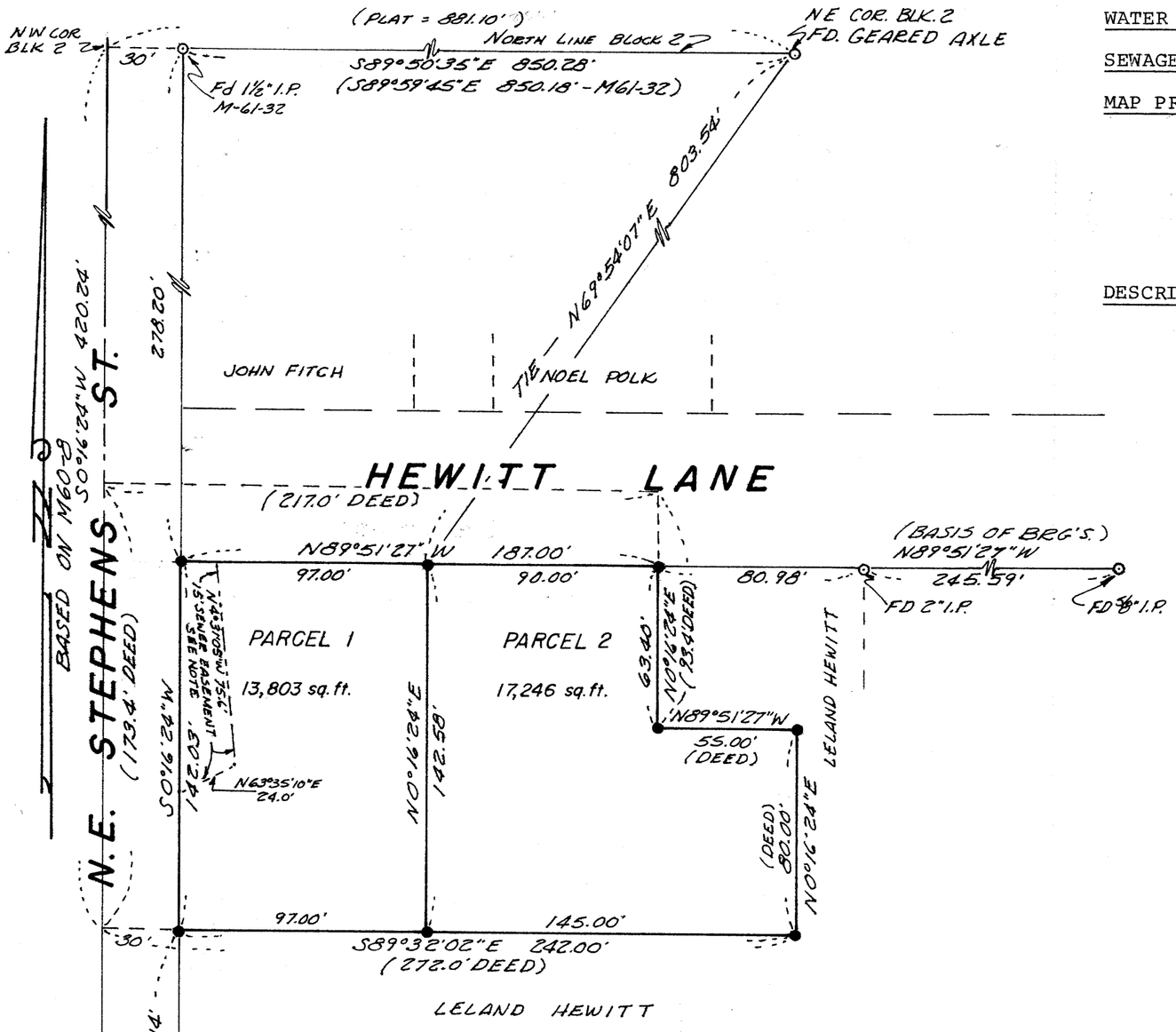
MINOR LAND PARTITION

IN BLOCK 2 AMENDED PLAT OF DIXONS ADDITION TO FRUITVALE - SECTION 12, T.27S.R.6W.W.M.

NOVEMBER 1976 — SCALE: 1"=50'



NOTE:
No building development shall occur upon the existing sewer easement granted the North Roseburg Sanitary District, per Instrument No. 66-9292, Deed Records of Douglas County, Oregon.

LEGEND

○ ——— Found cor., as noted

● ——— Set 1/2" iron rod

PARTITIONER AND LEGAL OWNER: Gene L. and Linda L. Wagner
905 Idleyld Rt.
Roseburg, Oregon 97470
672-4374

NUMBER OF LOTS: 2

WATER SUPPLY: Oregon Water Corp.

SEWAGE: North Roseburg Sanitary Dist.

MAP PREPARED BY: C & G Engineering Inc.
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

FILED
RECEIVED
NOV 17 1976
COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON MAY 13, 1960 EUGENE A. BLOOM 492

DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod on the Southerly R/W line of Hewitt Lane, from which the Northeast corner of Block 2, Amended Plat of Dixon's Addition to Fruitvale as recorded in volume 1, page 24, Plat Records of Douglas County, Oregon, bears N 69°54'07" E 803.54 feet; thence N 89°51'27" W along said Southerly R/W line 97.0 feet to a 1/2" iron rod on the East R/W line of N.E. Stephens Street; thence S 0° 16'24" W along said East R/W line 142.03 feet to a 1/2" iron rod on the North line of the Leland Hewitt lands; thence S 89°32'02" E along said North line 97.0 feet to a 1/2" iron rod; thence leaving said Hewitt lands N 0°16'24" E 142.58 feet to the Point of Beginning, situated in Block 2 of said Amended Plat of Dixon's Addition to Fruitvale; containing 13,803 square feet, more or less.

PARCEL #2

Beginning at a 1/2" iron rod on the Southerly R/W line of Hewitt Lane, from which the Northeast corner of Block 2, Amended Plat of Dixon's Addition to Fruitvale as recorded in volume 1, page 24, Plat Records of Douglas County, Oregon, bears N 69°54'07" E 803.54 feet; thence S 0°16'24" W 142.58 feet to a 1/2" iron rod on the North line of the Leland Hewitt lands; thence along said Hewitt property line the following courses and distances: S 89°32'02" E 145.0 feet to a 1/2" iron rod and N 0°16'24" E 80.0 feet to a 1/2" iron rod and N 89°51' 27" W 55.0 feet to a 1/2" iron rod and N 0°16'24" E 63.40 feet to a 1/2" iron rod on the Southerly R/W line of said Hewitt Lane; thence leaving said Hewitt property line N 89°51'27" W along said Southerly R/W line 90.0 feet to the Point of Beginning, situated in Block 2, of said Amended Plat of Dixon's Addition to Fruitvale; containing 17,246 square feet, more or less.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

76-18730

3:00 P.M.

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }

I, Doris E. Wadsworth, County Clerk and ex-officio Recorder [illegible], in and for said County do hereby certify that the within instrument was filed NOV 17 1976 at 9:51 A.M. and Recorded in Volume 2 at Page 260 of Miner Land Records of Douglas County, Oregon.

DORIS E. WADSWORTH
County Clerk
By Mary L Seal

Keith L. Cubic
Planning Commission — 11/16/76 Date

Francis L. Ingram
County Surveyor — 11/17/76 Date

6147.0010

FILE M62-22

MAP FILE M62-22