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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
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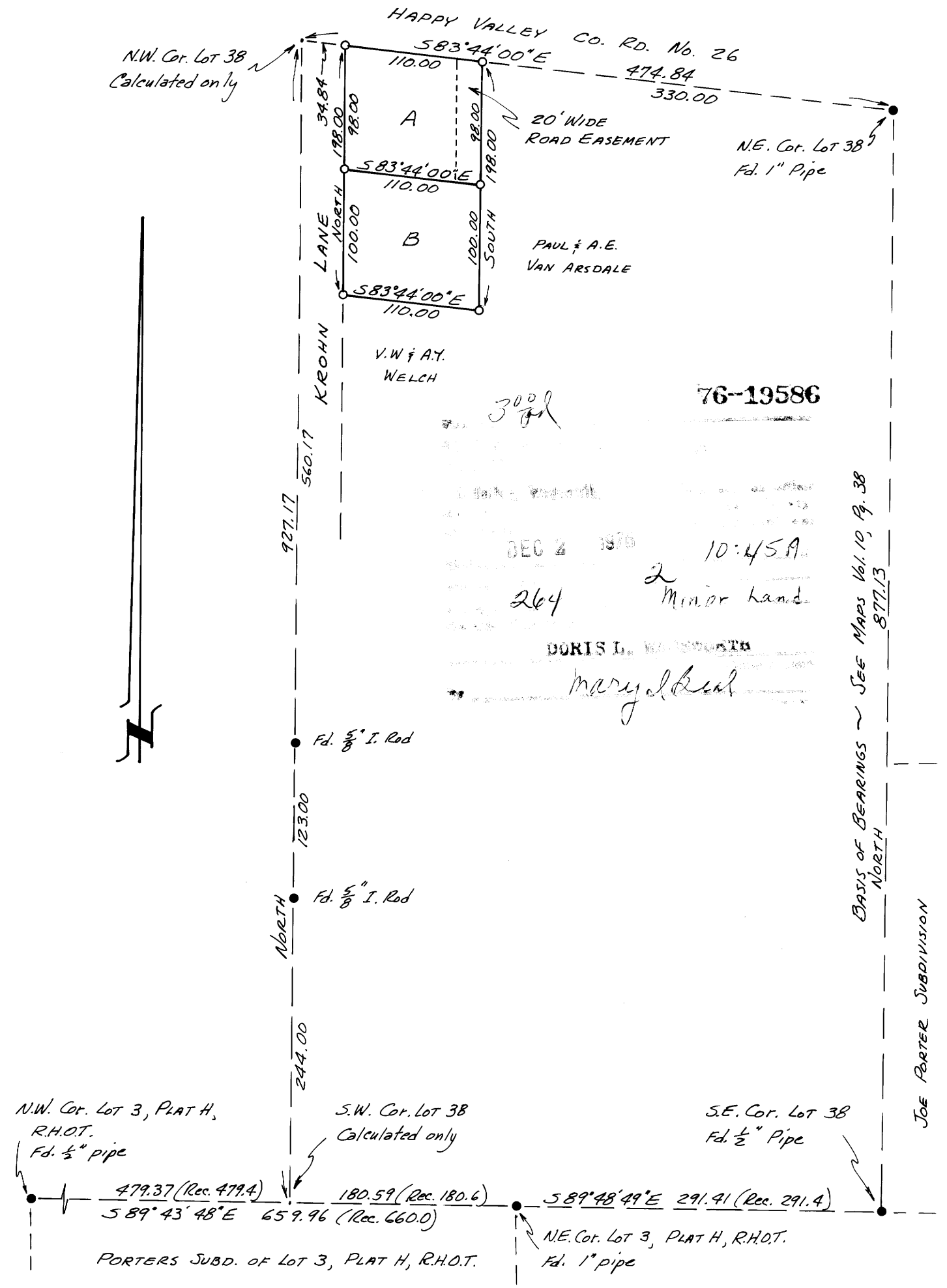
MINOR LAND PARTITIONING
IN LOT 38, PLAT H, ROSEBURG HOME-ORCHARD TRACTS
S.E. 1/4 Sec. 3, T 28 S, R 6 W, W.M.
Nov. 1976
Scale: 1" = 100'

PARTITIONER:
Gordon Brown
3400 N.W. Broad St.
Roseburg, OR. 97470
Phone: 672-1884

APPROVALS:
Keith D. Cubic 11/29/76
Planning Commission date
Francis Ledington 12/2/76
County Surveyor date

LEGAL OWNER OF RECORD:
Same as above
TOTAL NUMBER OF LOTS:
Two (including original parcel)
MAP PREPARED BY:
Victor M. McLind
Route 4, Box 379
Roseburg, OR. 97470
Phone: 679-7873
Victor M. McLind

o ~ Indicates Set 5/8" x 30" Iron Rod



LEGAL DESCRIPTION:
PARCEL "A"

A parcel of land located in Lot 38, Plat H, Roseburg Home-Orchard Tracts, in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way line of Happy Valley County Road No. 26, from which the northeast corner of said Lot 38 on the southerly right-of-way line of said road bears S83°44'00"E 330.00 feet; thence from said point of beginning SOUTH 98.00 feet to a 5/8" iron rod; thence N83°44'00"W 110.00 feet to a 5/8" iron rod; thence NORTH 98.00 feet to a 5/8" iron rod on the southerly right-of-way line of said road; thence S83°44'00"E 110.00 feet along said right-of-way line to the point of beginning, containing 0.25 acre of land, more or less.

Subject to an easement for road purposes over a strip of land 20.00 feet in width, running from the southerly right-of-way line of said road to the southerly line of the above described 0.25 acre parcel of land, the easterly line of said 20' wide strip of land being the easterly line of said 0.25 acre parcel of land.

PARCEL "B"

A parcel of land located in Lot 38, Plat H, Roseburg Home-Orchard Tracts, in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod from which the northeast corner of said Lot 38 on the southerly right-of-way line of Happy Valley County Road No. 26 bears NORTH 98.00 feet and S83°44'00"E 330.00 feet; thence from said point of beginning SOUTH 100.00 feet to a 5/8" iron rod; thence N83°44'00"W 110.00 feet to a 5/8" iron rod; thence NORTH 100.00 feet to a 5/8" iron rod; thence S83°44'00"E 110.00 feet to the point of beginning, containing 0.25 acre of land, more or less.

Including an easement for road purposes over a strip of land 20.00 feet in width, running from the southerly right-of-way line of said road to the northerly line of the above described 0.25 acre parcel of land, the easterly line of said 20' wide strip being described as follows: beginning at the northeast corner of the above described 0.25 acre parcel of land; thence NORTH 98.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 26.

MAP FILE M62-34

M62-34