

MINOR LAND PARTITIONING

PART OF LOT 36 ROSEBURG HOME ORCHARD TRACTS, PLAT "H"
DEC. 28, 1976 SCALE 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER: GREG G. COOPER
RT. 4 BOX 89
ROSEBURG, OR.

FILED *v*
RECEIVED *MLC*

JAN 17 1977

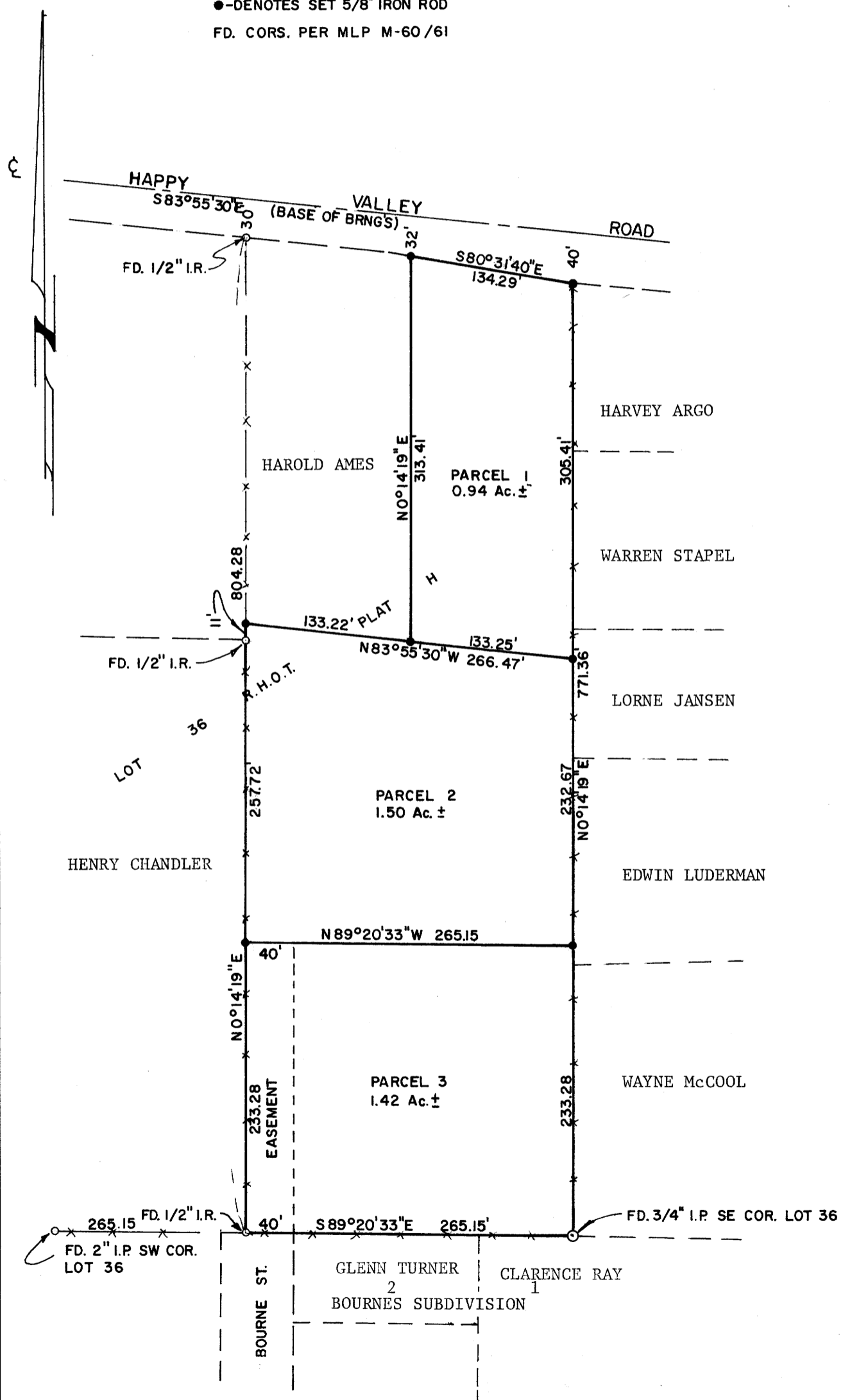
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Bearings are based on the centerline of Happy Valley Road No. 26
S 83° 55' 30" E.

SEC. 3, T. 28S., R. 6W., W. M

NUMBER OF LOTS: 3
WATER SUPPLY: Roberts Creek Water
SEWAGE: Green Sanitary District
MAP PREPARED BY: Bruce R. Rogers
N. W. Calkins Rd.
Roseburg, OR 97470

●-DENOTES SET 5/8" IRON ROD
FD. CORS. PER MLP M-60/61



DESCRIPTIONS:

PARCEL #1
Beginning at the S. E. corner of Lot 36, Roseburg Home Orchards Tract Plat "H" in Section 3 T28S R 6 W W. M.; thence N 0°14'19"E along the East line of said lot 465.95 feet to the true point of beginning; thence N 83°55'30"W 133.25 feet to the S. E. corner of that property described in Inst. No. 307718, Deed Records, Douglas County, Oregon; thence N 0°14'19" E along the East line of said property 313.41 feet to the Southerly R/W line of Happy Valley Road; thence S 80°31'40" E along said R/W Line 134.29 feet to the East Line of said Lot 36; thence S 0°14'19" W along said East Line 305.41 feet to the true P.O.B. & containing 0.94 acres of land more or less.

PARCEL #2
Beginning at the S. E. corner of Lot 36, Roseburg Home Orchards Tract Plat "H" in Section 3 T28S R 6W W. M.; thence N 0°14'19" E along the East Line of said lot 465.95 feet to the true point of beginning; thence N 83°55'30" W 266.47 feet to the S. W. corner of that property described in Inst. No. 307718, Deed Records, Douglas County, Oregon and the West Line of the East Half of said Lot 36 as said parcel is described in Inst. No. 76-06275, Deed Records, Douglas County, Oregon; thence S 0°14'19" W along said West Line 257.72 feet to a point; thence S 89°20'33" E 265.15 feet to the East Line of said Lot 36; thence N 0°14'19" E 232.67 feet to the true point of beginning & containing 1.50 acres of land more or less.

PARCEL #3
Beginning at the S. E. corner of Lot 36, Roseburg Home Orchards Tract Plat "H" in Section 3 T28S R 6W W. M.; thence N 0°14'19" E 233.28 feet to a point; thence N 89°20'33" W 265.15 feet to a point on the West Line of the East Half of said Lot 36 as said parcel is described in Inst. No. 76-06275, Deed Records, Douglas County, Oregon; thence S 0°14'19" W 233.28 feet to the South Line of said Lot 36 & the North Line of "Bournes Subdivision"; thence S 89°20'33" E along said line 265.15 feet to the point of beginning & containing 1.42 acres of land more or less.
Said Parcel #3 being subject to an easement for ingress & egress to Parcel #2, said easement being more fully described as being the Westerly 40' of Parcel #3.

APPROVALS:

Keith L. Cubic
Planning Commission
Date: 1/11/77

Francis L. Ingram
County Surveyor
Date: 1/17/77

77-0936
I, Doris L. Wadsworth,
and Recorded in Volume 2
at Page 278
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
Mary J Seal

RECORDED
DOUGLAS COUNTY
JAN 17 1977
BRUCE R. ROGERS
650