

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION  
IN SEC. 6, T. 27S., R. 5W., W. 1M.  
LOT 44, TRACT I, PLAT I,  
ROSEBURG ORCHARDS CO.  
SURVEYED FOR LEE CAMPBELL 1592 NW KEASY RD.  
BY BRUCE ROGERS  
JAN., 1977 1" = 100'

- - SET 5/8" Iron Rod
- - FOUND 5/8" Iron Rod (or as noted)

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

Beginning at a 1/2" iron rod set in the south line of the above said Lot 44, from which point the southwest corner of said Lot 44 bears S 89° 49' W 102.3 ft.; thence N 12° 04' 30" E 129.55 ft. to a 5/8" iron rod; thence N 89° 43' 36" E 96.48 ft. to a 5/8" iron rod; thence S 10° 18' W 128.90 ft. to a 5/8" iron rod set in the south line of said lot 44; thence, along said south line, S 89° 49' W 100.53 ft. to the place of beginning, and containing 0.286 acres, more or less.

The above described parcel is subject to a 15 ft. wide utility easement, lying adjacent and parallel to the south line.

FILED  
RECEIVED mlv  
JAN 20 1977  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

II  
A portion of Lot 44, Tract I, Plat I, Roseburg Orchards Co., as the same is platted in Vol. 4, page 60 in the plat records of Douglas Co., Oregon, said portion more particularly described as follows:

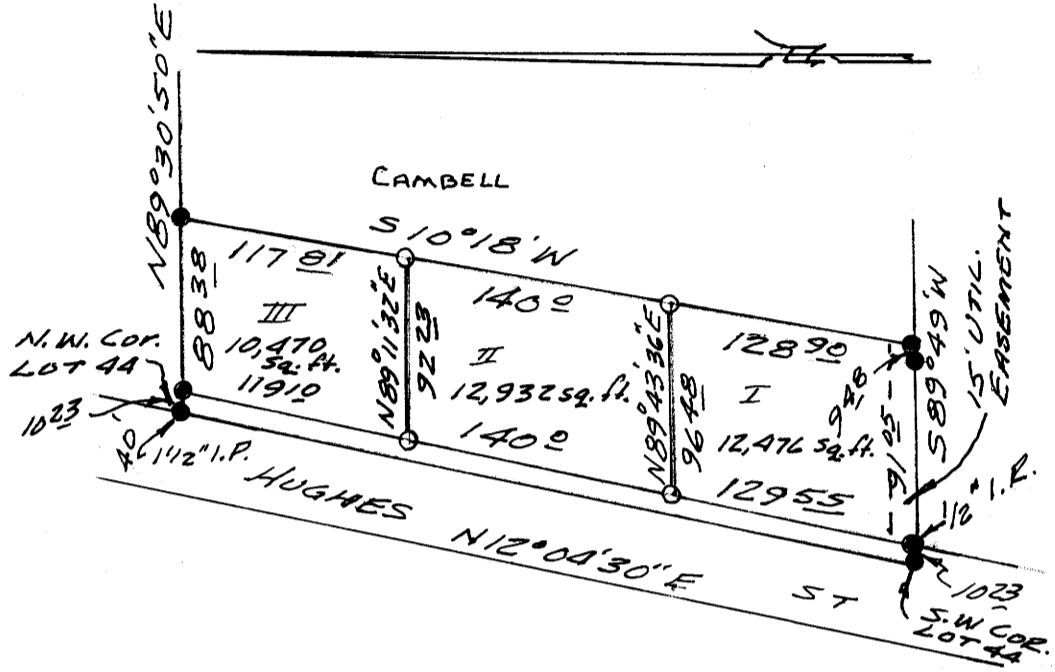
Beginning at a 5/8" iron rod from which the southwest corner of said Lot 44 bears S 12° 04' 30" W 129.55 ft. and S 89° 49' W 102.3 ft.; thence N 12° 04' 30" E 140.0 ft. to a 5/8" iron rod; thence N 89° 11' 32" E 92.23 ft. to a 5/8" iron rod; thence S 10° 18' W 140.0 ft. to a 5/8" iron rod; thence S 89° 43' 36" W 96.48 ft. to the place of beginning. And containing 0.297 acres, more or less.

REGISTERED  
OREGON  
LAND SURVEYOR

BRUCE R. ROGERS  
JULY 10, 1964  
660

III  
A portion of Lot 44, Tract I, Plat I, Roseburg Orchards Co., as the same is platted in Vol. 4, page 60 in the plat records of Douglas Co. Oregon, said portion 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 102.3 ft.; thence N 89° 30' 50" E 88.33 ft. to a 5/8" iron rod; thence S 10° 18' W 117.81 ft. to a 5/8" iron rod; thence S 89° 11' 32" W 92.23 ft. to a 5/8" iron rod; thence N 12° 04' 30" E 119.10 ft. to the place of beginning. And containing 0.24 acres, more or less.

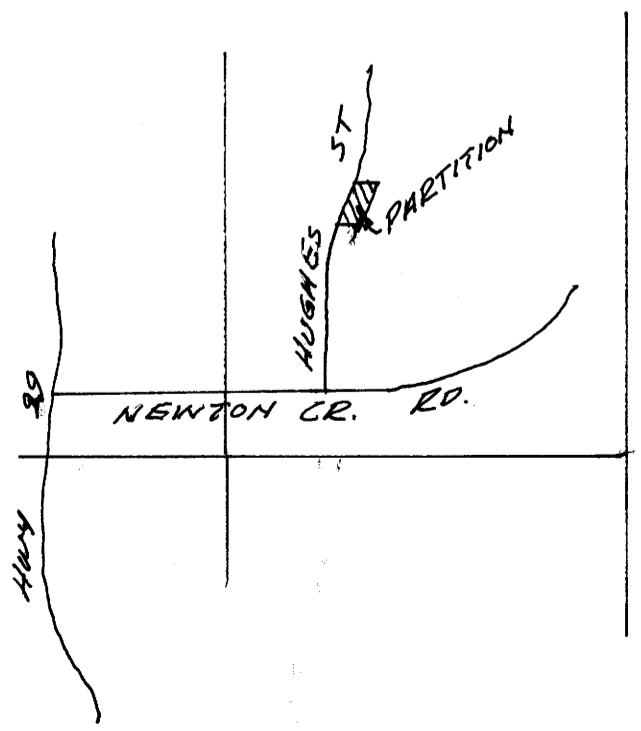


PARTITIONER & LEGAL OWNER:  
LEE CAMPBELL

SEWER DISPOSAL:  
North Roseburg Sanitary Dist.

Water supply:  
Oregon Water Corp.

NOTE:  
Sewer service to the above described property will require a lateral extension. The partitioner, legal owner or home builder must submit to the No. Roseburg San. Dist. profiles for the lateral extension and obtain approvals of such profiles.



77- 1156  
STATE OF OREGON  
COUNTY OF DOUGLAS  
I, Dora L. Wedgworth, County Clerk and ex-officio Recorder of said County, do hereby certify that the instrument filed  
JAN 20 1977 2:01 P.  
and recorded in Volume 2  
at Page 282 Minor Land  
Records of Douglas County, Oregon.  
Marilyn Reed

APPROVALS  
Keith L. Cubic 1/19/77  
Planning Comm.  
Francie L. Ingram 1/20/77  
Co. Surveyor

NOTE:  
Development of these parcels for homesite purposes should give proper consideration to surface drainage.