

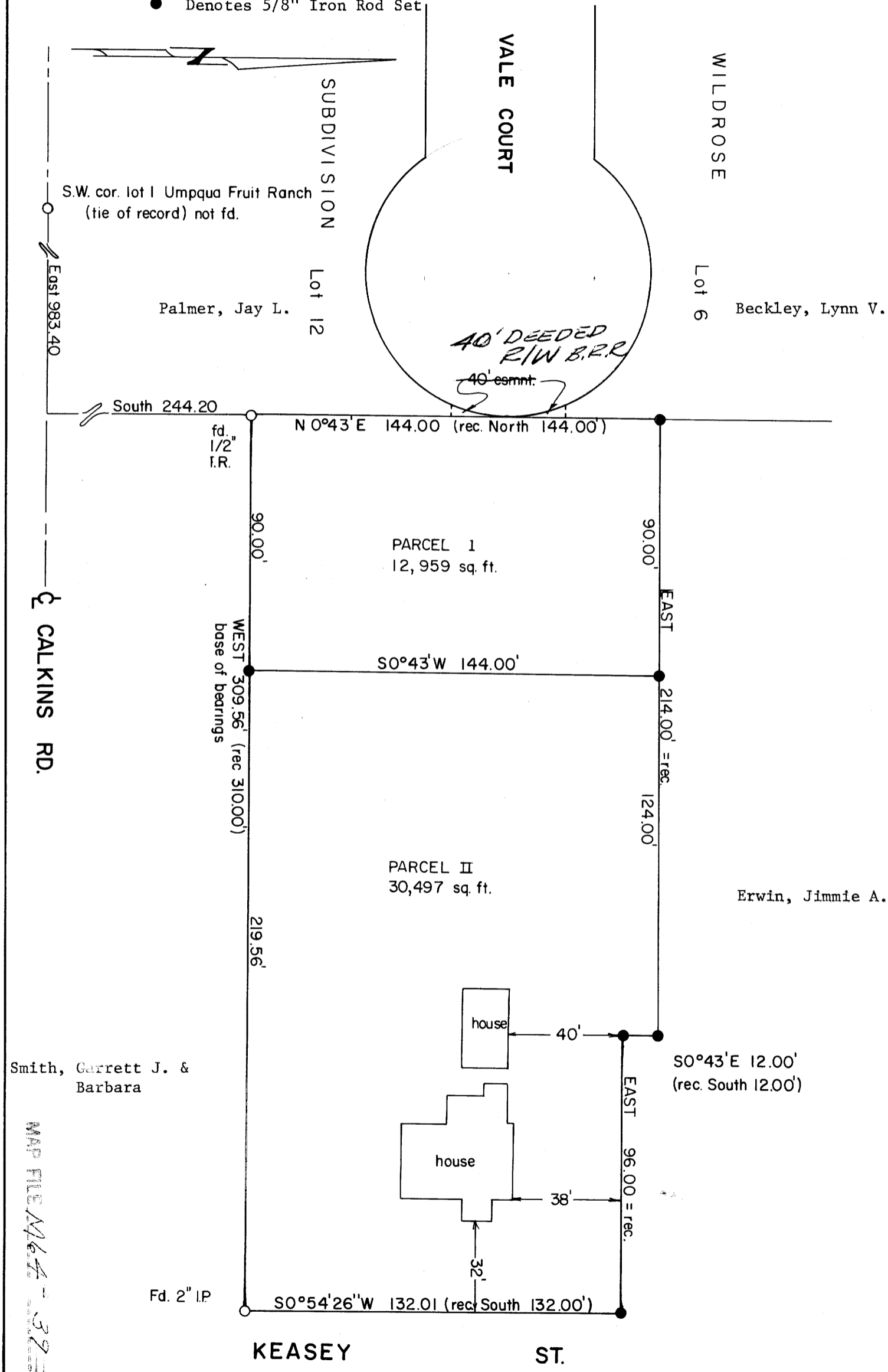
MINOR LAND PARTITION
PART OF LOT I, UMPQUA FRUIT RANCH
IN SEC. 14 T27S R6W W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk. 3 page 33

MAP FILE # 1464 - 32

- Found Monument as Noted
- Denotes 5/8" Iron Rod Set



PARTIONER AND LEGAL OWNER: WILLIAM W. CONKEY & MARGARET J. CONKEY
1642 N. W. KEASEY
ROSEBURG, OR 97470

NUMBER OF LOTS: 2
WATER SUPPLY: OREGON WATER
SEWAGE: NORTH ROSEBURG SANITARY DISTRICT
MAP PREPARED BY: BRUCE R. ROGERS
N. W. CALKINS ROAD
ROSEBURG, OREGON 97470

FILED
RECEIVED
JUN 1 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS: PARCEL #1
Beginning at A 1/2' I. R. from which point the S. W. corner of Lot 1 "Umpqua Fruit Ranch" bears South 244.20 feet & West 983.40 feet; thence N 0° 43' E 144.00' (rec. North 144.00') to a point; thence East 90.00' to a point, (rec. East); thence S 0° 43' W 144.00' to a point on the Southerly boundary of the property as described in Inst. #73-14930 Deed Records, Douglas County Oregon; thence West 90.00' to the point of beginning and containing 12,959 sq. feet.
Said Parcel #1 includes an easement 40' in width, 20 on either side of the extended centerline of Vale Court, said easement runs from the Westerly boundary of the above said Parcel #1 Westerly to the R/W line of the cul-de-sac of said Vale Court.

PARCEL #2
Beginning at A 1/2' iron rod from which point the SW corner of Lot 1 "Umpqua Fruit Ranch" bears South 244.20' & West 983.40'; thence East 90.00' (rec. East) to the true point of beginning; thence N 0° 43' E 144.00' to a point on the Northerly line of that property as described in Inst. #73-14930, Deed Records, Douglas County, Oregon; thence East along said Northerly line 124.00' (rec. East) to a point; thence S 0° 43' W 12.00' (rec. South 12.00') to a point; thence East 96.00' (rec. East 96.00') to a point on the Westerly boundary of Keasey Road; thence S 0° 54' 26" W along said R/W line 132.01' (rec. South 132.00') to a point; thence West 219.56' (rec. West) to the true point of beginning and containing 30,497 sq. feet.

Approved this 25th day of MAY, 1977.

Lois L. Allen
President, Planning Commission

Robert Lead
Secretary, Planning Commission

Approved this 25th day of MAY, 1977.

Bruce R. Rogers ENG'R
Department of Public Works-City of Roseburg

3rd 77-3812

MAY 27 1977 3:05 P.

Bruce R. Rogers

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers
JULY 10, 1964
BRUCE R. ROGERS
650

MAP FILE # 1464 - 32