77-8378

COUNTY SURVEYORS FILE DATA
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MAY 5 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M 64-4

MAY 6 1977 4:12 P
17 Minor Land
DORIS L. WADSWORTH

A MINOR LAND PARTITION IN LOT 4, BLOCK 5, PLAT B. ROSEBURG HOME-ORCHARD TRACTS

SURVEY FOR: LELAND W. SVARVERUD
Rt. 2 Box 780
ROSEBURG, OREGON

SURVEY BY: BHW ENGINEERING & SURVEYING, INC.
ROSEBURG AIRPORT
ROSEBURG, OREGON

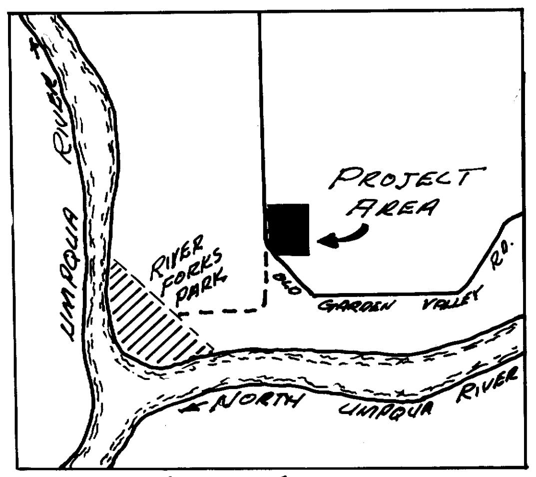
SCALE: 1" = 100'

APRIL 25, 1977

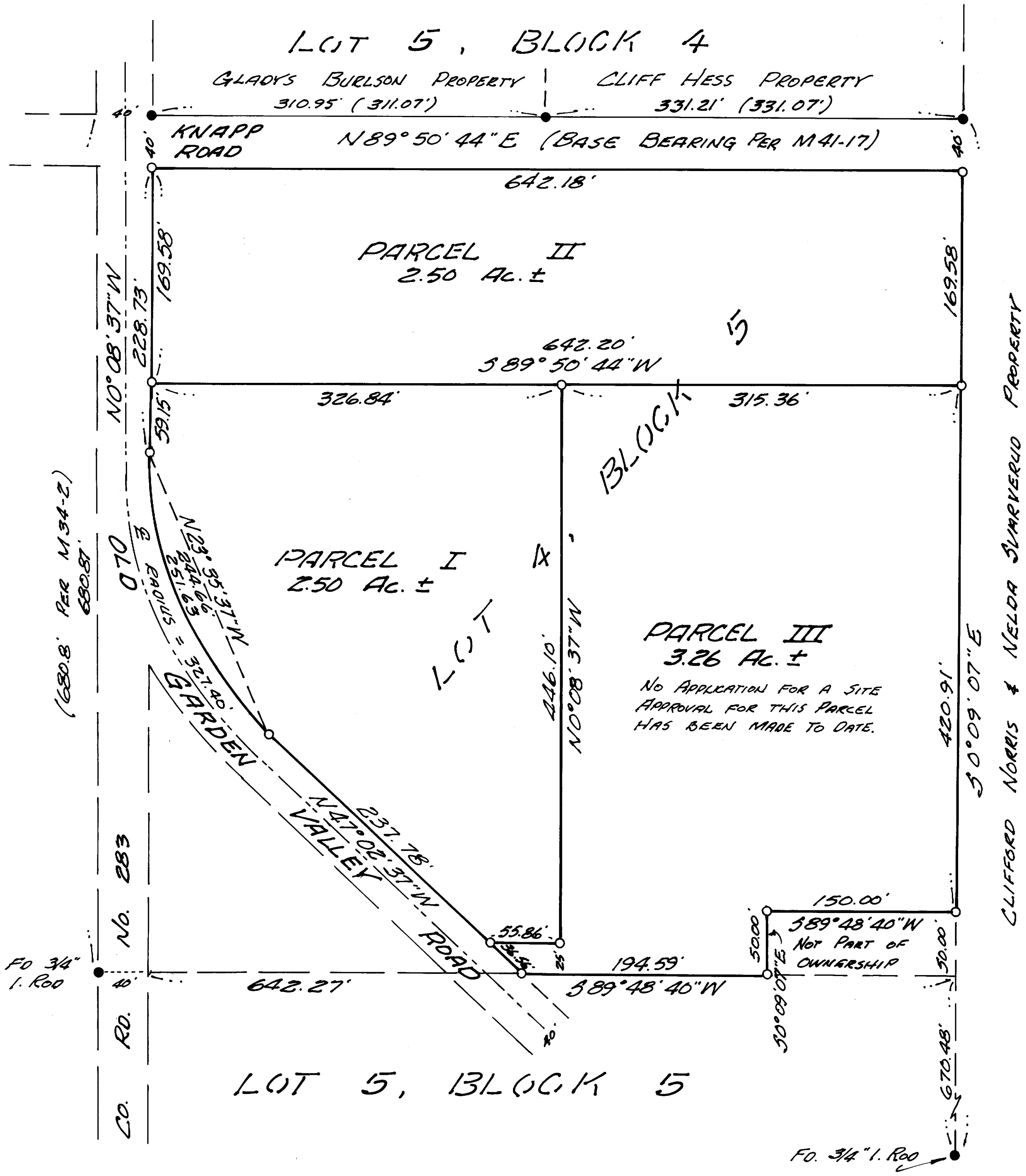
○ — SET 5/8" I. ROD
● — FD. MONUMENT (5/8" I. ROD UNLESS NOTED OTHERWISE)
SEWER BY SEPTIC TANK
WATER BY UMPQUA WATER BASIN

SURVEY IN SECTION 29,
TOWNSHIP 26 SOUTH,
RANGE 6 WEST, W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005



VICINITY MAP



PARCEL 1

A parcel of land, being a portion of Lot 4, Block 5, PLAT B, ROSEBURG HOME-ORCHARD TRACTS as recorded in Volume 1, Page 56 in the Plat Records of Douglas County, Oregon, said parcel lying in Section 29, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly line of the Old Garden Valley Road from which point the Southeast Corner of the above said Lot 4 bears S86 20'10"E 372.11 feet; thence along said easterly line as follows: N47 02'37"W 237.78 feet to a 5/8" iron rod, along the arc of a 307.40 foot radius curve to the right (the long chord of which bears N23 35'37"W 244.66 feet) 251.63 feet to a 5/8" iron rod, and N0 08'37"W 59.15 feet to a 5/8" iron rod; thence leaving said easterly line and running N89 50'44"E 326.84 feet to a 5/8" iron rod; thence S0 08'37"E 446.10 feet to a 5/8" iron rod; thence S89 48'40"W 55.86 feet to the point of beginning and containing 2.50 acres of land, more or less.

PARCEL 11

A parcel of land, being a portion of Lot 4, Block 5, PLAT B, ROSEBURG HOME-ORCHARDS TRACTS as recorded in Volume 1, Page 56 in the Plat Records of Douglas County, Oregon, said parcel lying in Section 29, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly line of Old Garden Valley Road from which point the Southeast Corner of the above said Lot 4 bears S53 54'06"E 796.34 feet; thence along said easterly line N0 08'37"W 169.58 feet to a 5/8" iron rod set in the south line of Knapp Road; thence along said south line N89 50'44"E 642.18 feet to a 5/8" iron rod set in the east line of the above said Lot 4; thence along said east line S0 09'07"E 169.58 feet to a 5/8" iron rod; thence leaving said east line and running S89 50'44"W 642.20 feet to the point of beginning and containing 2.50 acres of land, more or less.

PARCEL 111

A parcel of land, being a portion of Lot 4, Block 5, PLAT B, ROSEBURG HOME-ORCHARDS TRACTS as recorded in Volume 1, Page 56 in the Plat Records of Douglas County, Oregon, said parcel lying in Section 29, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod set at the intersection of the south line of said Lot 4 and the northeasterly line of the Old Garden Valley Road, from which point the Southeast Corner of said Lot 4 bears N89 48'40"E 344.59 feet; thence along said northeasterly line N47 02'37"W 36.56 feet to a 5/8" iron rod; thence leaving said northeasterly line and running N89 48'40"E 55.86 feet to a 5/8" iron rod; thence N0 08'37"W 446.10 feet to a 5/8" iron rod; thence N89 50'44"E 315.36 feet to a 5/8" iron rod set in the east line of said Lot 4; thence along said east line S0 09'07"E 420.91 feet to a 5/8" iron rod; thence leaving said east line and running S89 48'40"W 150.00 feet to a 5/8" iron rod; thence S0 09'07"E 50.00 feet to a 5/8 " iron rod set in the above said south line; thence along said south line S89 48'40"W 194.59 feet to the point of beginning and containing 3.26 acres of land, more or less.

Approved MAY 3, 1977.
Keith L. Cubic
Douglas County Planning Comm.

Approved MAY 5, 1977
Francis L. Ingram
Douglas Co. Surveyor

MAP FILE M 64-4