

Book 3 Pg 81

MINOR LAND PARTITION

Sec. 14, T. 27 S., R. 6 W., W.M.

BESSIE L. PAULSON OWNER & PARTITIONER

VOL. 180 P. 134 LESS DEDICATION

1602 N.W. Primrose Lane, Roseburg, Oregon.

Phone 673-4998

Water Supply: Oregon Water Corp.

Sewage Disposal: City of Roseburg

2 PARCELS

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON PIPE WHICH IS NORTH, 2375.2 FEET AND WEST, 707.6 FEET AND SOUTH 89°-36' WEST, 595.5 FEET FROM THE SOUTH EAST CORNER OF DONATION LAND CLAIM NUMBER 52, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 02°-31'-00" WEST, 365.42 FEET TO A 1/2" IRON PIPE AT THE SOUTH WEST CORNER OF THE LAND DESCRIBED IN MINOR LAND PARTITION BOOK 2 PAGE 104 OF DOUGLAS COUNTY SURVEYOR'S RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LAND NORTH 89°-32'-00" EAST, 124.99 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID SOUTH LINE SOUTH 02°-35'-00" EAST, 136.00 FEET TO A 3/4" IRON ROD; THENCE SOUTHERLY 107.77 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING SOUTH 12°-11'-00" EAST, 88.09 FEET TO A POINT ON CURVE; THENCE SOUTH 02°-31'-00" EAST, 2.36 FEET TO A 3/4" IRON ROD; THENCE SOUTH 02°-31'-00" EAST, 141.00 FEET TO A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 72-91701 OF DOUGLAS COUNTY DEED RECORDS; THENCE SOUTH 89°-38'-00" WEST, 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN BOOK 496 PAGE 915 OF DOUGLAS COUNTY DEED RECORDS.

FILED
RECEIVED

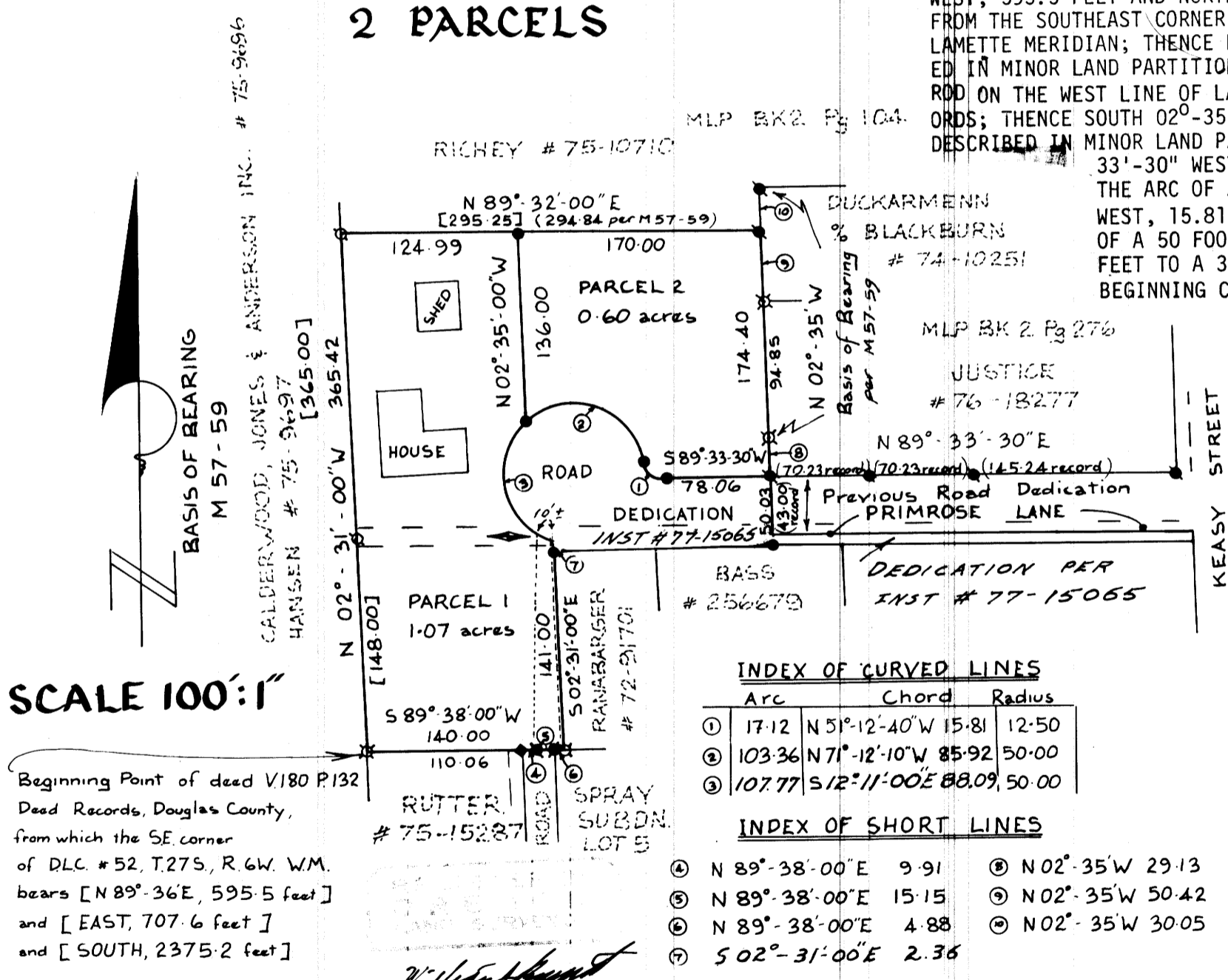
SEP 14 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD WHICH IS NORTH, 2375.2 FEET AND WEST, 707.6 FEET AND SOUTH 89°-36' WEST, 595.5 FEET AND NORTH 02°-31'-00" WEST, 365.42 FEET AND NORTH 89°-32'-00" EAST, 124.99 FEET FROM THE SOUTHEAST CORNER OF DONATION LAND CLAIM NUMBER 52, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 89°-32'-00" EAST, 170.00 FEET ALONG THE SOUTH LINE OF LAND DESCRIBED IN MINOR LAND PARTITION BOOK 2 PAGE 104 OF DOUGLAS COUNTY SURVEYOR'S RECORDS, TO A 5/8" IRON ROD ON THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT NUMBER 74-10251 OF DOUGLAS COUNTY DEED RECORDS; THENCE SOUTH 02°-35' EAST, 174.40 FEET TO A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF LAND DESCRIBED IN MINOR LAND PARTITION BOOK 2 PAGE 276 OF DOUGLAS COUNTY SURVEYOR'S RECORDS; SOUTH 89°-33'-30" WEST, 78.06 FEET TO A 3/4" IRON ROD; THENCE NORTHWESTERLY 17.12 FEET ALONG THE ARC OF A 12.5 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING NORTH 51°-12'-40" WEST, 15.81 FEET TO A 3/4" IRON ROD; THENCE NORTHWESTERLY 103.36 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING NORTH 71°-12'-10" WEST, 85.92 FEET TO A 3/4" IRON ROD; THENCE NORTH 02°-35'-00" WEST, 136.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.60 ACRES MORE OR LESS.

NOTE: ROAD DEDICATION IS TO THE CITY OF ROSEBURG. PER INST # 77-15065



MLP BK 2 Pg 104

RICHEY # 75-10710

DUCKARMENN
BLACKBURN
74-10251

MLP BK 2 Pg 276
JUSTICE
76-18277

BASS
256679

DEDICATION PER
INST # 77-15065

RUTTER
75-15287

SPRAY
SUBDN.
LOT 5

INDEX OF CURVED LINES

Arc	Chord	Radius
① 17.12 N 51°-12'-40" W	15.81	12.50
② 103.36 N 71°-12'-10" W	85.92	50.00
③ 107.77 S 12°-11'-00" E	88.09	50.00

INDEX OF SHORT LINES

④ N 89°-38'-00" E	9.91	⑥ N 02°-35' W	29.13
⑤ N 89°-38'-00" E	15.15	⑦ N 02°-35' W	50.42
⑧ N 89°-38'-00" E	4.88	⑨ N 02°-35' W	30.05
⑩ S 02°-31'-00" E	2.36		

LEGEND

- Set 3/4" iron rod
- Found 5/8" iron rod
- Found 1/2" iron pipe
- Found 3/4" iron pipe
- Found 3/4" iron rod
- ◆ Found 1" iron bolt
- [] Dead record distance per Vol 180 Page 134 Douglas County Deed Records
- ◀ Easement for ingress and egress per BK 496 Page 915 Douglas County Deed Records
- STORM SEWER EASEMENT PER INST # 77-14164

NO BUILDING PERMIT SHALL BE ISSUED ON PARCEL #2 UNTIL A WATER SYSTEM ADEQUATE FOR BOTH DOMESTIC USE AND FIRE PROTECTION IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE HAS BEEN EXTENDED TO IT.

CITY OF ROSEBURG PLANNING COMMISSION APPROVALS

Louis Allen
PRESIDENT

9/12/77
DATE

Robert Reed
SECRETARY

9-12-77
DATE

Don Dand PE
SOP PUBLIC WORKS
DIRECTOR

NO. 77-17130
FEE \$300
DOUGLAS COUNTY OFFICIAL RECORDS

SEP 17
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

UMPQUA RESEARCH COMPANY
MYRTLE CREEK, OREGON.

SEPT. 9
1977

MAP FILE 1766-68

1766-68