

MINOR LAND PARTITION IN LOT 20,
 BLK. 18, JONES ADDITION TO ROSEBURG
 SECTION 18, T27S, R5W, W.M.
 FOR DEL WALKER
 BY ROMANSO E. WARE-L.S.
 NOV., 1976 SCALE: 1"=50'

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

We the property owners of that tract more fully described
 in Volume 271 Page 574 voluntarily agree
 to participation in a street improvement, under the Local
 Improvement District concept, when and if initiated by the
 City Council. We understand that this is a condition, re-
 quired by the City of Roseburg Planning Commission, for
 approval of a Minor Land Partition on the property herein
 mentioned.

Romanso E. Ware
Delia Walker

- — SET 5/8" I. ROD
- — FD. MONUMENT

FOR RECORDED BEARINGS & DISTANCES
 SEE M 52-43.

PARCEL 1

Beginning at a 1/2" iron rod set in the south line of Garden Valley Blvd. from
 which the northeast corner of Donation Land Claim No. 56, Section 18, Township 27
 South, Range 5 West, Willamette Meridian bears N2 18°04'W 30.00 feet and S87 41'56"W
 875.35 feet; thence along said south line N87 41'56"E 211.27 feet to a 5/8" iron
 rod; thence S2 15°51'E 323.49 feet to a 5/8" iron rod; thence S65 12°49'W 108.26
 feet to a 1/2" iron rod; thence N8 44°23'W 395.01 feet to the point of beginning and
 containing 1.57 acres of land, more or less.

PARCEL 2

Beginning at a 5/8" iron rod set in the south line of Garden Valley Blvd. from
 which the northeast corner of Donation Land Claim No. 56, Section 18, Township 27
 South, Range 5 West, Willamette Meridian bears N2 18°04'W 30.00 feet and S87 41'56"W
 1086.62 feet; thence along said south line N87 41'56"E 100.00 feet to a 5/8" iron
 rod; thence S2 15°51'E 282.09 feet to a 5/8" iron rod; thence S65 12°49'W 108.26
 feet; thence N2 15°51'W 323.49 feet to the point of beginning and containing 0.69
 acres of land, more or less.

PARCEL 3

Beginning at a 5/8" iron rod set in the south line of Garden Valley Blvd. from
 which the northeast corner of Donation Land Claim No. 56, Section 18, Township 27
 South, Range 5 West, Willamette Meridian bears N2 18°04'W 30.00 feet and S87 41'56"W
 1186.62 feet; thence along said south line N87 41'56"E 100.00 feet to a 5/8" iron
 rod; thence S2 15°51'E 240.69 feet to a 3/4" iron rod; thence S65 12°49'W 108.26
 feet; thence N2 15°51'W 282.09 feet to the point of beginning and containing 0.60
 acres of land, more or less.



VICINITY MAP

N.E. COR.
 D.L.C. NO. 56
 (PER M 52-43)

GARDEN VALLEY BLVD.

VALLEY BLVD.
 1286.69' (BASE BEARING)
 N 87° 41' 56" E
 211.27' (REC. 41.50')
 411.27' (REC. 41.50')

WALKER RESIDENCE
 197 NE GARDEN VALLEY
 ROSEBURG

PARCEL 1
 1.57 AC. ±

PARCEL 2
 0.69 AC. ±

PARCEL 3
 0.60 AC. ±

RALPH EYRE & RICHARD CURRY
 2775 N.E. CHERRY
 ROSEBURG
 N 8° 44' 23" W 395.01' (REC. N 8° 33' 16" W 395.01')

FD. 1/2" I. ROD
 N 2° 15' 51" W 323.49'
 N 2° 15' 51" W 282.09'

N 2° 15' 51" W 323.49'
 N 2° 15' 51" W 282.09'

180.48' 5'65°12'49"W 397.00' (REC. 5'65°23'W 396.30') 108.26' 108.26' 32°15'51"E (240.69') (REC. 31°51'45"E)
 FD. 1/2" I. ROD EVERETT OLIVER - 3084 N.E. PORTER - ROSEBURG - FD. 3/4" I. ROD

Approved by the City of Roseburg Planning Comm.
 this 28th day of Nov., 1977.

Louis L. Allen
 Planning Comm. Chairman
Robert [Signature]
 Planning Comm. Secretary

Approved by the City of Roseburg Public Works Dept.
 this 26th day of JULY, 1977.

James D. [Signature]
 Public Works Director

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Romanso E. Ware

OREGON
 NOV. 6 1973
 ROMANSO E. WARE
 1005

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:

Approved by Douglas County Surveyor
 this 11th day of _____, 19__.

DEC 1 1977 4:35 PM

Douglas County Surveyor

BY *Margaret [Signature]*
 DEPUTY

NO. 7-23230 FEE 3⁰⁰/₁₀₀

DOUGLAS COUNTY OFFICIAL RECORDS