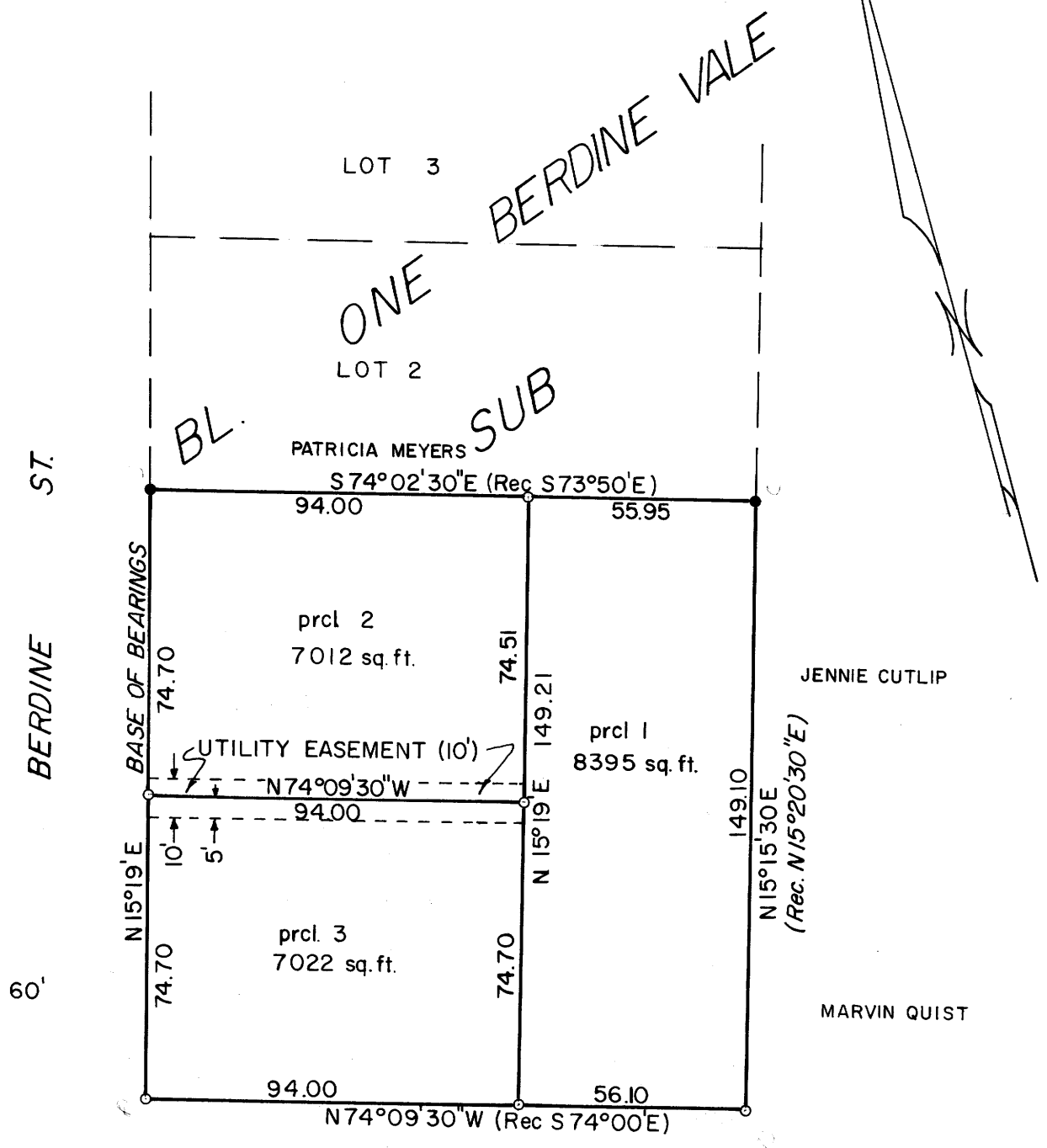


**MINOR LAND PARTITION**  
 PART OF LOT ONE BLOCK ONE, BERDINE VALE SUBDIVISION  
 IN S15 T27S R6W WM  
 SCALE 1"=40' DATE FEB 20, 1978

LEGEND  
 ○ SET 5/8" I.R.  
 ● FD. 5/8" I.R.  
 ⊙ FD. 1 1/2" I.P.

BEARINGS ARE BASED ON THE EAST LINE OF BERDINE ST. N15°19'E



PARTIONER AND LEGAL OWNER: DONALD EARWOOD  
 1390 N W LESTER  
 ROSEBURG, OR 97470

NUMBER OF LOTS: 3  
 WATER SUPPLY: CITY OF ROSEBURG  
 SEWAGE: CITY OF ROSEBURG  
 MAP PREPARED BY: BRUCE R. ROGERS  
 N W CALKINS RD.  
 ROSEBURG, OR 97470

FILED ✓  
 RECEIVED ✓

MAR 1 1978

COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.

DESCRIPTIONS: PARCEL #1

Beginning at a 5/8" iron rod set at the SE corner of Lot 2, Block One, "Berdine Vale Subdivision" in the city of Roseburg; thence S 15°15'30"W along the Easterly boundary of said subdivision 149.10 feet to the Northerly R/W line of Harvard Ave.; thence N 74°09'30"W along said R/W line 56.10 feet; thence N 15°19'E 149.21 feet to a point in the Southerly line of said Lot 2, Block One, "Berdine Vale Subdivision"; thence S 74°02'30"E along said Southerly lot line 55.95 feet to the P.O.B. and containing 8,395 sq. feet all in Lot 1, Block One, said "Berdine Vale Subdivision".

PARCEL #2

Beginning at a 5/8" iron rod set at the SE corner of Lot 2, Block One, "Berdine Vale Subdivision" in the city of Roseburg; thence N 74°02'30"W along said Southerly lot line 55.95 feet to the true P.O.B.; thence S 15°19'W 74.51 feet; thence N 74°09'30"W 94.00 feet to the Easterly R/W line of Berdine Street; thence N 15°19'E along said Easterly R/W line 74.70 feet to a point in the Southerly line of said Lot 2, Block One; thence S 74°02'30"E along said Southerly line 94.00 feet to the true P.O.B. and containing 7,012 sq. feet all in Lot 1, Block One, said "Berdine Vale Subdivision". Subject to a Utility easement over the Southerly 5' of said parcel 2

PARCEL #3

Beginning at a 5/8" iron rod set at the SE corner of Lot 2, Block One, "Berdine Vale Subdivision" in the city of Roseburg; thence N 74°02'30"W along said Southerly lot line 55.95 feet; thence S 15°19'W 74.51 feet to the true P.O.B.; thence continuing S 15°19'W 74.70 feet to a point on the Northerly R/W line of Harvard Ave.; thence N 74°09'30"W along said Northerly R/W line 94.00 feet to a point in the Easterly R/W line of Berdine St.; thence N 15°19'E along said Easterly R/W line 74.70 feet; thence S 74°09'30"E 94.00 feet to the true P.O.B. and containing 7,022 sq. feet all in Lot 1, Block One said "Berdine Vale Subdivision". SUBJECT TO A UTILITY EASEMENT over the Northerly 5' of said Parcel 3.

Approved this 10 day of March, 1978.

*Lois L. Allen*  
 President, Planning Commission

*Peter J. Donahue*  
 Secretary, Planning Commission

Approved this 6<sup>th</sup> day of MARCH, 1978.

*[Signature]*  
 Public Works Department

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

1978 MAR 13 AM 11 55 3/168  
 DORIS I. WADSWORTH  
 DOUGLAS COUNTY CLERK  
 BY *Mary Beal*  
 DEPUTY  
 NO. 78-04582 FEE 3.00  
 DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
 OREGON  
 LAND SURVEYOR

*Bruce R. Rogers*

JULY 10, 1964  
 BRUCE R. ROGERS  
 660

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

MAP FILE 1268-13

MAP FILE 1268-13