

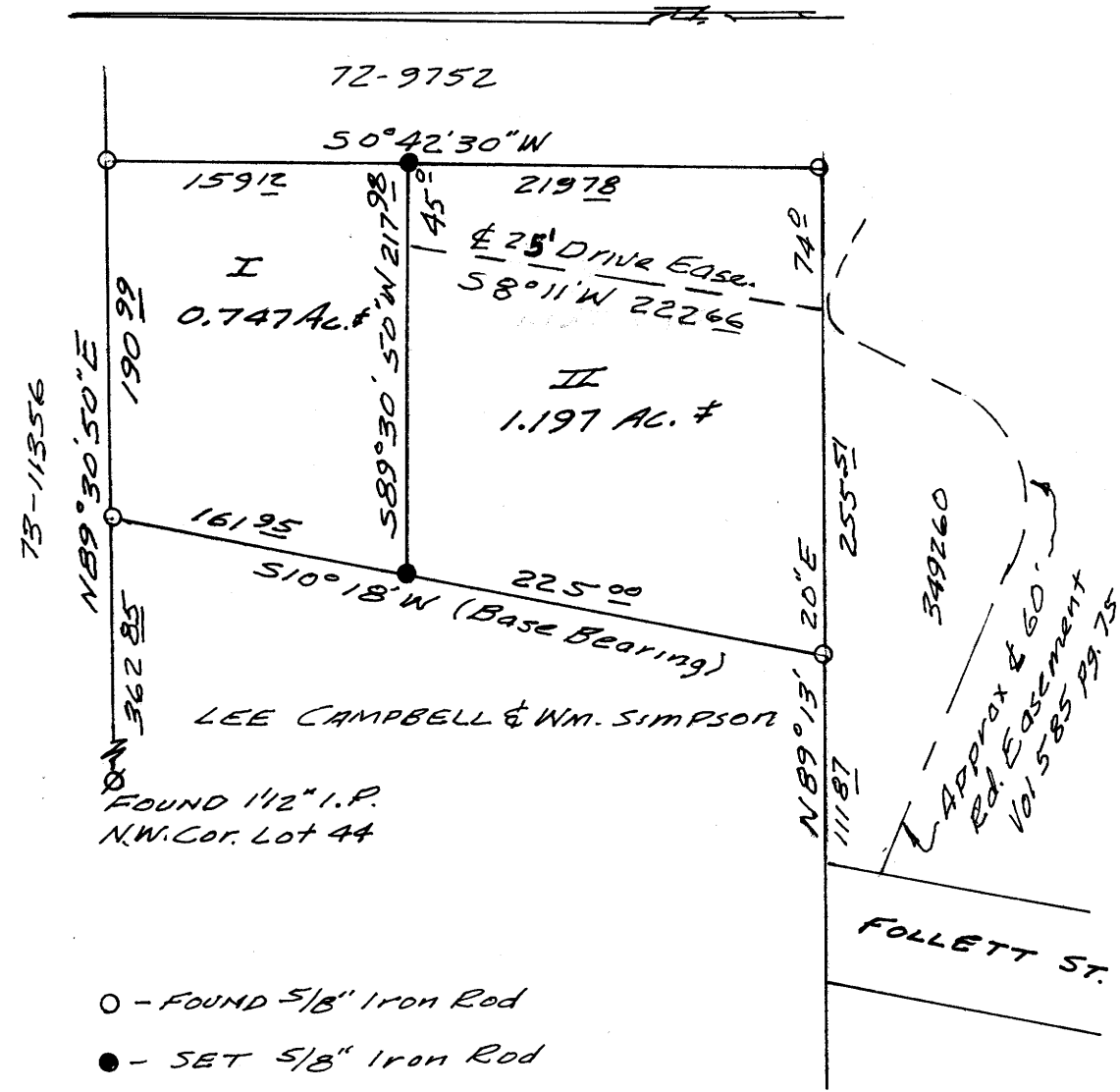
MINOR LAND PARTITION  
IN SEC. 6, T. 27S., R. 5W. N.W.M.  
LOT 44, TRACT 1, PLAT 1,  
ROSEBURG ORCHARDS CO.  
FEB., 1978 1" = 100'

BRUCE L. ROGERS

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Book 3 Page 163

MAP FILE M69-6



I  
A portion of Lot 44, Tract 1, Plat 1, Roseburg Orchards Co., as the same is platted in Vol. 4, page 60 in the Plat Records of Douglas County, Oregon, said portion more particularly described as follows:  
Beginning at a 5/8" iron rod set in the north line of the above said Lot 44, from which point the Northwest corner of said Lot 44 bears S 89°30'50" W 362.85 ft.; thence, along said North line, N 89°30'50" E 190.99 ft. to a 5/8" iron rod; thence S 0°42'30" W 159.12 ft. to a 5/8" iron rod; thence S 89°30'50" W 217.98 ft. to a 5/8" iron rod; thence N 10°18' E 161.95 ft. to the place of beginning. Together with a 25' wide driveway easement the centerline of which is described as follows:  
Beginning at a point on the south line of the above described parcel, the southeast corner of which bears N 89°30'50" E 45° ft.; thence S 89°11' W 222.66 ft.  
Together with AN EASEMENT ROAD AS DESCRIBED IN Vol 585 Pg. 75.

FILED 7  
RECEIVED LC  
MAR 8 1978  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
7

II  
A portion of lot 44, Tract 1, Plat 1, Roseburg Orchards Co., as the same is platted in Vol 4, page 60 in the plat records of Douglas County, Oregon, said portion more particularly described as follows:  
Beginning at a 5/8" iron rod set in the south line of the above said Lot 44, from which point the Northwest corner of said Lot 44 bears N 10°18' E 386.95 ft. and S 89°30'50" W 362.85 ft.; thence, along said south line, N 89°13'20" E 255.51 ft. to a 5/8" iron rod; thence N 0°42'30" E 219.78 ft. to a 5/8" iron rod; thence S 89°30'50" W 217.98 ft. to a 5/8" iron rod; thence S 10°18' W 225.00 ft. to the place of beginning. Subject to a 25' wide driveway easement the centerline of which is described as follows:  
Beginning at a point on the north line of the above described parcel, the northeast corner of which bears N 89°30'50" E 45° ft., thence S 89°11' W 222.66 ft.  
Together with AN EASEMENT ROAD AS DESCRIBED IN Vol. 585 Pg. 75.

PARTITIONER & LEGAL OWNER:  
WILLIAM SIMPSON  
1250 N.E. RIDGE 672-3044

SURVEYED BY:  
BRUCE ROGERS

WATER SUPPLY:  
WELLS OR OREGON WATER CORP.  
Public Water Will Not Be Available UNTIL A Booster Station has been constructed and tied into the Oregon Water District System.

SEWER DISPOSAL:  
NO. ROSEBURG SAN. DIST.  
THE PARTITIONER MUST CONTACT THE NORTH ROSEBURG SANITARY DISTRICT, MAKE THE PROPER APPLICATION AND RECEIVE APPROVAL BY THAT OFFICE AND THE DEPT. OF ENVIRONMENTAL QUALITY FOR A LATERAL EXTENSION OF THE SEWER LINE PRIOR TO THE ISSUING OF ANY BUILDING PERMITS.

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:

1978 MAR 8 PM 4 26  
3/163  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: Mary Ann Reel  
DEPUTY  
NO. 78-04313 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS  
Keith L. Cubic 3/2/78  
Planning Comm.  
Francis L. Ingram 3-8-78  
County Surveyor

MAP FILE M69-6