

MINOR LAND PARTITION COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

LOT 3, BLOCK 11, ROSEBURG HOME ORCHARDS TRACTS PLAT A
T.26S. R.6W. W.M.
SECTION 19

SEPTEMBER 1978

SCALE 1" = 50'

UMPQUA SURVEYING CO.
MYRTLE CREEK, OR

FILED
RECEIVED

SEP 25 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TB

APPROVALS:

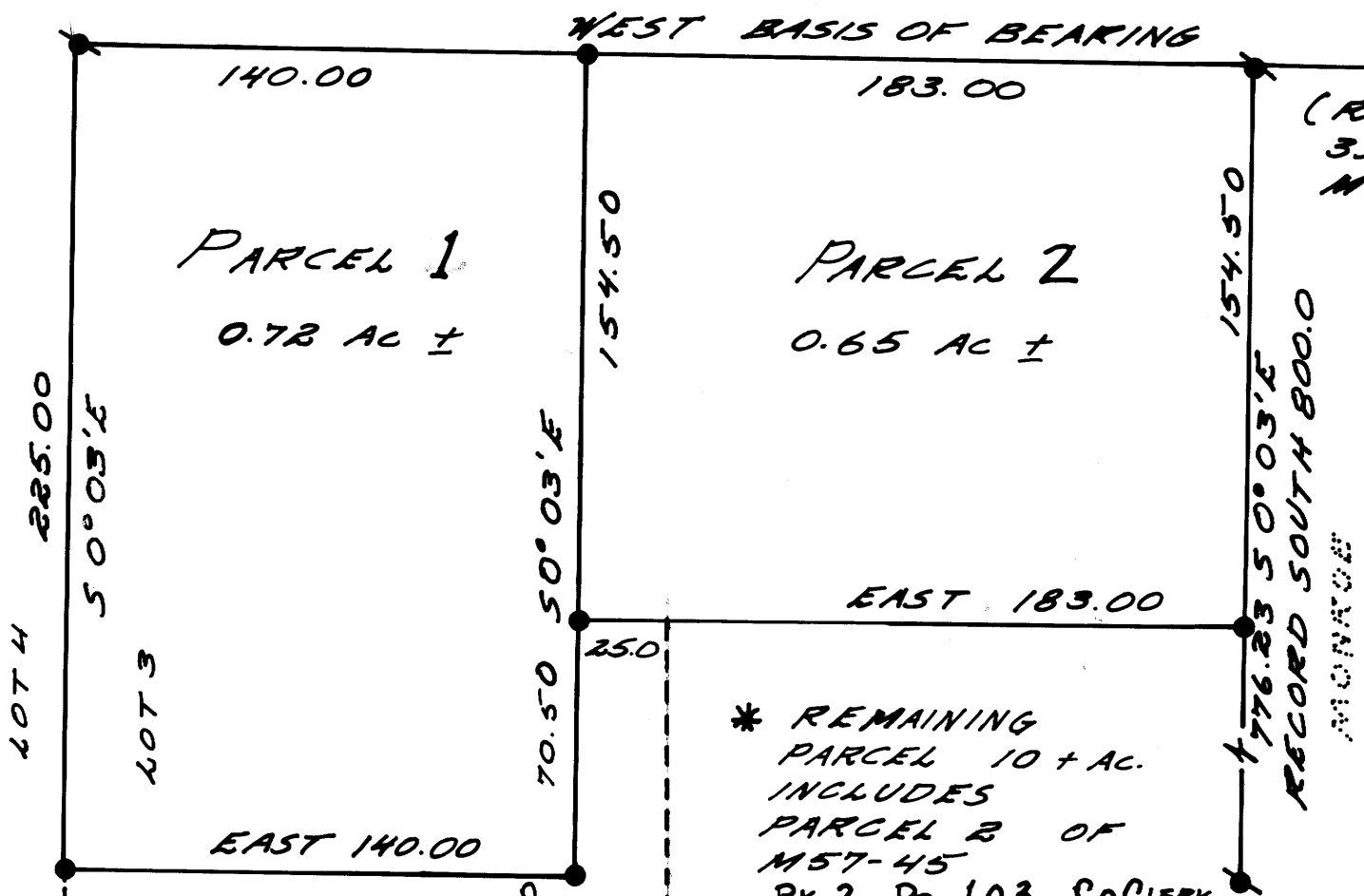
Francis L. Johnson 9-25-78
COUNTY SURVEYOR DATE

Keith D. Cubic 9/21/78
PLANNING COMMISSION DATE

PARTITIONER & OWNER
PAUL A. & SHIRLEY A. MONROE
RT. 2 BOX 904-D
ROSEBURG, OR.

BIG BEND COUNTY ROAD No. 220

BASED ON M57-45



NE COR
LOT 3
50° X 1/2" BLK 11
PER M57-45
(RECORD
337.00 PER
M57-45)

WATER SUPPLY: WELL
SEWAGE DISPOSAL: INDIVIDUAL
SUBSURFACE SEPTIC
NUMBER OF LOTS: TWO

EACH PARCEL IS SUBJECT TO REQUIREMENTS
FOR BUILDING IN THE FLOOD PLAIN

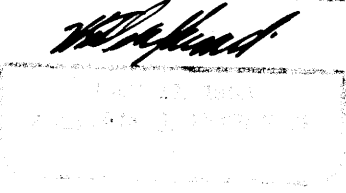
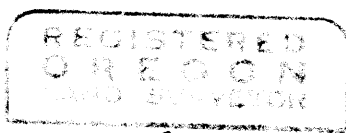
LEGEND

- SET 1/2" IRON ROD
- END 5/8" IRON ROD
PER M57-45

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

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 SEP 25 PM 12 48



BY: Margaret Seal
DEPUTY
NO. 78-18241 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

* REMAINING
PARCEL 10 + AC.
INCLUDES
PARCEL B OF
M57-45
BK. 2, Pg. 103 Co. CLERK
RECORDS

* RESULTING CONSOLIDATION WITH
ADJOINING OWNERSHIP DOES NOT
ESTABLISH A SEPARATE BUILDING SITE

PARCEL 1.

THAT PORTION OF LOT 3, BLOCK 11, PLAT A, ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF BIG BEND COUNTY ROAD NO. 220 WHICH IS ON THE WEST LINE OF SAID LOT; THENCE CONTINUING EAST 140.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 1/2" IRON ROD; THENCE SOUTH 0°-03' EAST 225.00 FEET TO A 1/2" IRON ROD; THENCE WEST 140.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 0°-03' WEST 225.00 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING CONTAINING 0.72 ACRES MORE OR LESS.

PARCEL 2.

TOGETHER WITH A ROADWAY EASEMENT 25 FEET WIDE FOR ACCESS TO THE UMPQUA RIVER THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°-03' EAST 154.50 FEET FROM THE SOUTHERLY LINE OF BIG BEND COUNTY ROAD NO. 220 AND EAST 165.00 FEET FROM THE WEST LINE OF LOT 3, BLOCK 11, PLAT A OF ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON; THENCE WEST 25.00 FEET; THENCE SOUTH 0°-03' EAST 70.50 FEET; THENCE WEST 140.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 0°-03' EAST ALONG THE WEST LINE OF SAID LOT 3 TO THE UMPQUA RIVER.

PARCEL 1.

THAT PORTION OF LOT 3, BLOCK 11, PLAT A, ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF BIG BEND COUNTY ROAD NO. 220 WHICH IS EAST 140.00 FEET FROM THE WEST LINE OF SAID LOT; THENCE CONTINUING EAST 183.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE SOUTH 0°-03' EAST 154.50 FEET TO A 1/2" IRON ROD; THENCE WEST 183.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 0°-03' WEST 154.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.65 ACRES MORE OR LESS.

PARCEL 2.

TOGETHER WITH A ROADWAY EASEMENT 25 FEET WIDE FOR ACCESS TO THE UMPQUA RIVER THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°-03' EAST 154.50 FEET FROM THE SOUTHERLY LINE OF BIG BEND COUNTY ROAD NO. 220 AND EAST 165.00 FEET FROM THE WEST LINE OF LOT 3, BLOCK 11, PLAT A OF ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON; THENCE WEST 25.00 FEET; THENCE SOUTH 0°-03' EAST 70.50 FEET; THENCE WEST 140.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 0°-03' EAST ALONG THE WEST LINE OF SAID LOT 3 TO THE UMPQUA RIVER.

MAP FILE M. 73 - 24

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