

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

RECEIVED JHH

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTION

PARCEL ONE

Beginning at a 3/4" iron pipe at the Southwest Corner of "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon, from which point the Northwest Corner of Donation Land Claim No. 65, T27S, R6W, W.M. bears N87°58'08"W 497.50 feet; thence along the said East Line N0°48'02"E 107.65 feet to a 5/8" iron rod set in the East Line of County Road No. 308; thence along the Deed Records of Douglas County, Oregon S65°06'12"E 311.64 feet to a 2" iron pipe; thence leaving said Southerly Line and running South 204.63 feet to a 5/8" iron rod on the South Line of the above said "EDENBOWER ORCHARD TRACTS"; thence along said South Line N87°55'09"W 283.99 feet to the point of beginning and containing 1.729 acres of land, more or less. Together with that non-exclusive easement more particularly described in Volume 638, Page 980 in the Deed Records of Douglas County, Oregon. Also, the above described Parcel 1 is subject to that roadway and easements as shown on that survey recorded in Map File No. M-63-38 in the Douglas County Surveyors Office.

PARCEL TWO

Beginning at a 5/8" iron rod on the South Line of "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon from which the Northwest Corner of Donation Land Claim No. 65, T27S, R6W, W.M. bears N87°55'09"W 283.99 feet and N87°58'08"W 497.50 feet; thence running North 204.63 feet to a 2" iron pipe on the Southerly Line of that property described in Instrument No. 74-7577 in the Deed Records of Douglas County, Oregon; thence along said Southerly Line N65°49'20"E 906.38 feet to a 5/8" iron rod and N79°31'21"E 185.06 feet to a point of intersection being at the northerly extension of the West Line of DOGWOOD ESTATES as recorded in Volume 14, Page 39 in the DOGWOOD ESTATES; thence along said West Line S3°37'11"E 345.25 feet to the above said South Line; thence along said South Line N87°55'09"W 1050.49 feet to the point of beginning and containing 10.57 acres of land, more or less. Also included with the above described Parcel Two is that portion of Block A, RONALD HEIGHTS as recorded in Volume 6, Page 76 in the Plat Records of Douglas County, Oregon, said portion being more particularly described in Volume 558, Page 132 in the Deed Records of Douglas County, Oregon and containing 3.34 acres of land, more or less. Together with the above described Parcel Two is a Roadway Easement, variable feet in width, running through the above described Parcel One and is more particularly described on that survey recorded in Map File No. M 63-38 in the Douglas County Surveyors Office. Also, together with Parcel Two is a non-exclusive easement more particularly described in Volume 638, Page 980 in the Deed Records of Douglas County, Oregon. The above Described Parcel Two is subject to that roadway and easements shown on that survey recorded in Map File No. M 63-38 in the Douglas County Surveyors Office.

PARCEL THREE

That property described as Parcel 2 in Volume 638, Page 979 in the Deed Records of Douglas County, Oregon, excepting the above described Parcels One and Two, containing 27 1/4 acres of land, more or less. Together with Parcel Three is a roadway easement as shown per survey recorded in Map File No. M 63-38 in the Douglas County Surveyors Office, and that non-exclusive easement more particularly described in Volume 638, Page 980 in the Deed Records of Douglas County, Oregon.

STEWART PARKWAY CO. RD. NO. 308
N0°48'02"E (BASE BEARING)
107.65
209.93
FD. 3/4" I.P.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

DISTRICT No. 4
REC. N65°10'36"E - 902.70'
N65°49'20"E 906.38'

SCHOOL

ROADWAY AS SURVEYED PER M 63-38

N79°31'21"E
185.06'

PARCEL 3
27 1/4 ACRES ±

PARCEL 1
1.729 AC. ±

PARCEL 2
13.91 ACRES ±

[SEE SURVEY M 63-38]

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:

1979 JAN 25 PM 2 16

BY: *Mary Deal*
DEPUTY
NO. _____ FEE 3.00

79-01491

DOUGLAS COUNTY OFFICIAL RECORDS

FD. 3/4" I. PIPE @ THE S.W. COR.
"EDENBOWER ORCHARD TRACTS"
HW COR. D.L.C. NO. 65 BEARS N87°58'08"W - 497.50'

A MINOR LAND PARTITION

IN SECTIONS 11 & 12, T27S, R6W, W.M.

FOR: L. R. RUCHABER & ASSOC.
PROFESSIONAL CENTER
ROSEBURG, ORE.
PH. 673-0181

BY: BHW ENG. & SUR.
1205 S.E. COURT
ROSEBURG, ORE
PH. 673-0165

SCALE: 1" = 100'

DATE: JAN 8, 1979

WATER PER CITY OF ROSEBURG
SEWER PER NORTH ROSEBURG SAN. DISTRICT

LEGEND
● FD. MONUMENT
○ SET 5/8" IRON ROD

Keith L. Cubie
APPROVED DOUGLAS COUNTY
PLANNING DEPARTMENT

1/22/79
DATE:

Francis L. Ingman
APPROVED DOUGLAS COUNTY
SURVEYOR

1-25-79
DATE:

BLOCK A
RONALD HEIGHTS
VOL. 6, PG. 76

Blk 4 Pg 61