

MAJOR LAND PARTITION

Sec. 3, T.28S. R.6W., W.M. Plat H Roseburg Home Orchard Tracts
 owner: Alice Lane 3725 AMBER LANE, ROSEBURG

partitioner: John Bell 1658 SE. EDDY, ROSEBURG.

WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
 SEWAGE DISPOSAL: GREEN SANITARY DISTRICT
 SCALE 1"=100' JAN. 1979

B.H.W. ENGINEERING & SURVEYING INC.
 1205 SE. COURT, ROSEBURG 673-0165

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
 RECEIVED JHM

JAN 31 1979

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 TP

DESCRIPTION: PARCEL NO. 1

A portion of Lot 40, Plat H, Roseburg Home Orchard Tracts as recorded in Volume 3, Page 21 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a point on the South line of County Road No. 26, from which point the Southeast Corner of Lot 43, said Plat H, Roseburg Home Orchard Tracts bears north 7.68 feet and west 27.59 feet; thence along said south line along the arc of a 439.26 foot radius curve to the left (the long chord of which bears N 73°29'40" E) 104.73 feet to a 5/8" iron rod; thence S 0°19'57" W 130.27 feet to a 5/8" iron rod; thence N 89°40'00" W 100.00 feet to a 5/8" iron rod; thence N 0°19'57" E 30.00 feet east of and parallel to the west line of said Lot 40 100.00 feet to the place of beginning and containing 0.26 acres of land, more or less.

DESCRIPTION: PARCEL NO. 2

A portion of Lots 39 and 40, Plat H, Roseburg Home Orchard Tracts as recorded in Volume 3, Page 21 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a point from which the Southeast Corner of Lot 43, said Plat H, Roseburg Home Orchard Tracts bears N 0°19'57" E 100.00 feet, North 7.68 feet and west 27.59 feet; thence S 89°40'00" E 100.00 feet to a 5/8" iron rod; thence N 0°19'57" E 130.27 feet to a 5/8" iron rod set in the south line of County Road No. 26; thence along said south line as follows: along the arc of a 439.26 foot radius curve to the left (the long chord of which bears N 66°00'00" E) 10.18 feet to a right-of-way pin; N 65°20'06" E 321.14 feet to a right-of-way pin; along the arc of a 606.62 foot radius curve to the right (the long chord of which bears N 75°51'40" E) 220.27 feet to a 5/8" iron rod; S 81°39'00" E 47.50 feet to a right-of-way pin; and N 85°04'00" E 27.32 feet to a 5/8" iron rod set in the east line of the above said Lot 39; thence along said east line S 0°41'40" W 552.87 feet to a 5/8" iron rod; thence along the north line of those properties described in Instrument No. 78-17380 and in Volume 169, Page 480, respectively, in the Deed Records of Douglas County Oregon, N 89°04' W 683.29 feet to a 5/8" iron rod set 30 feet east of the west line of the above said Lot 40; thence N 0°19'57" E 30 feet from and parallel to said west line 224.87 feet to the place of beginning and containing 6.99 acres of land, more or less.

APPROVALS:

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Keith L. Cubic
 Planning Commission

1/26/79
 Date

OREGON
 NOV. 16, 1973
 ROMANSO E. WARE
 1005

Francis L. Ingram
 County Surveyor

1-30-79
 Date

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:

FEB 1 1979

BY *Mary L. Seal*
 DEPUTY
 NO. FEE 3002

DOUGLAS COUNTY OFFICIAL RECORDS

79-01932

DETAIL
 SCALE 1"=50'

