

# MINOR LAND PARTITION

SEC. 3, T. 28 S., R. 6 W., W.M. PLATH 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 S.E. COURT. ROSEBURG 673-0165

- — SET 5/8" I. ROD
- o — FD 5/8" I. ROD UNLESS NOTED OTHERWISE

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 in the North line of County Road No. 26, from which point the Southeast Corner of Lot 43, said Plat H, Roseburg Home Orchard Tracts, bears South 53.25 feet and West 27.19 feet; thence along the East line of a 40 foot platted road; thence along the East line of a 40 foot platted road N 6°09'34" E 286.17 feet to a 5/8" iron rod set in the south line of a 40 foot platted road; thence along said south line S 79°41'26" E 110.29 feet to a 5/8" iron rod; thence S 6°09'34" W 224.80 feet to a 5/8" iron rod set in the north line of County Road No. 26; thence along said north line as follows: S 65°20'06" W 33.34 feet to a right-of-way pin and along the arc of a 379.26 foot radius curve to the right (the long chord of which bears S 72°06'43" W) 89.31 feet to the place of beginning and containing 0.65 acres of land, more or less.

DESCRIPTION: PARCEL NO. 2

A parcel of land lying in 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 parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the north line of County Road No. 26, from which point the Southeast corner of Lot 43, said Plat H, Roseburg Home Orchard Tracts bears South 94.53 feet and West 142.28 feet; thence N 6°09'34" E 224.80 feet to a 5/8" iron rod set in the south line of a 40 foot platted road; thence along said south line S 79°41'26" E 353.52 feet to a 5/8" iron rod set in the above said north line; thence along said north line as follows: S 71°10'35" W 14.15 feet to a 5/8" iron rod; along the arc of a 666.62 foot radius curve to the left (the long chord of which bears S 69°51'43" W) 103.40 feet to a right-of-way pin and S 65°20'06" W 287.80 feet to the place of beginning and containing 0.88 acres of land, more or less.

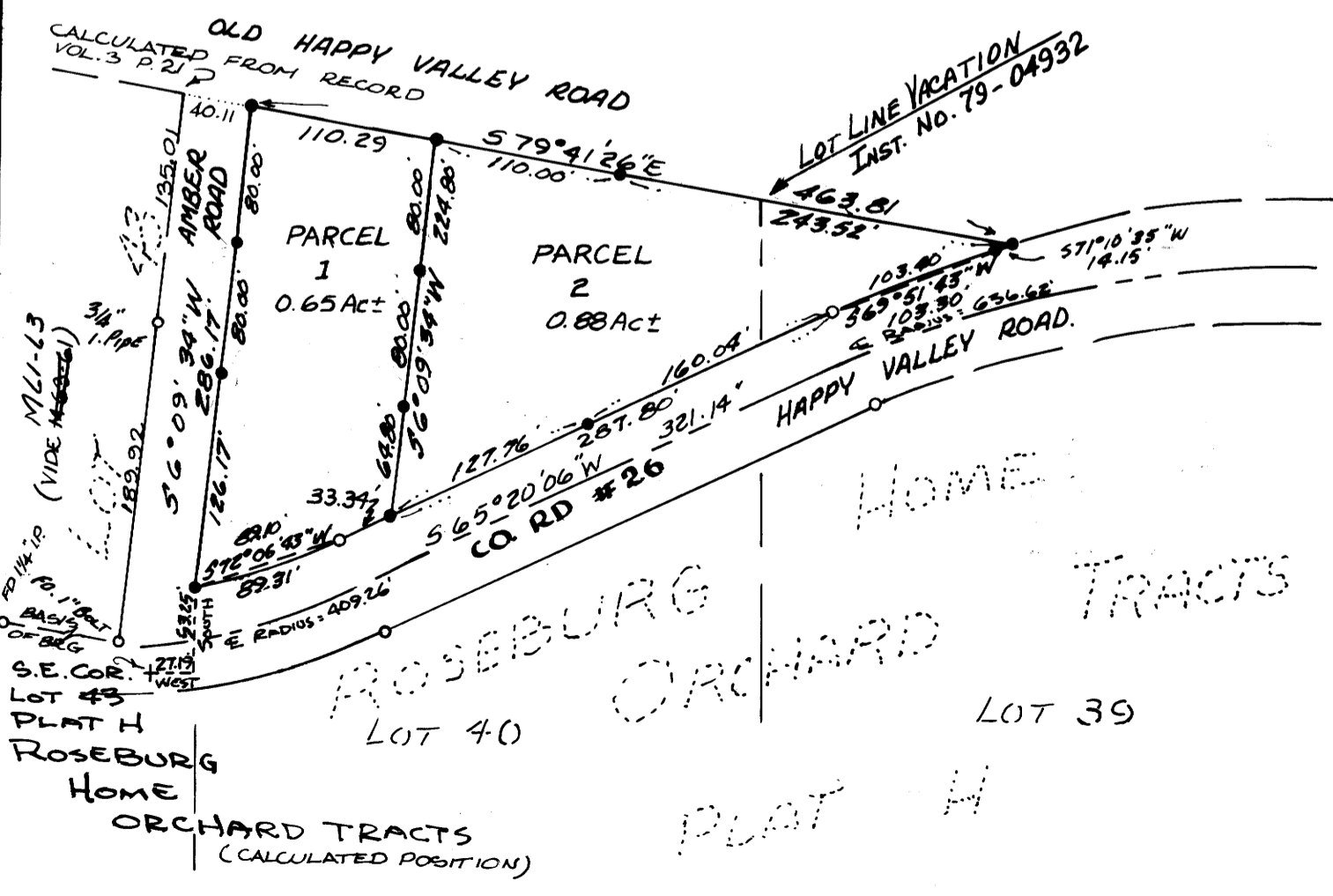
### APPROVALS:

*Keith L. Cubic*  
\_\_\_\_\_  
Planning Commission

4/5/79  
\_\_\_\_\_  
Date

*Francis L. Ingram*  
\_\_\_\_\_  
County Surveyor

4-10-79  
\_\_\_\_\_  
Date



All parcels are subject to the following protective covenants:

All lots will access from either Old Happy Valley Road or Amber Lane.

\* THIS PROPERTY IS SUBJECT TO THE DO.CO. FLOOD PLAIN REGULATIONS.

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 APR 11 AM 8 32

BY *Mary L. Seal*  
DEPUTY  
NO. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-05770

BASED ON M.61-63

FILED  
RECEIVED

APR 10 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romano E. Ware*

OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

COUNTY SURVEYORS FILE DATA  
NOT REMOVE FROM OFFICE

36.5-19.18