

MAJOR LAND PARTITION

IN LOT 11 ROSEBURG HOME ORCHARD TRACTS PLAT "H"
SECTION 10 T28S R6W WM - SEPTEMBER 1978

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED JUN

APR 10 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100'

DESCRIPTION:

Parcel # 1

Beginning at a 5/8" iron rod being the Southwest corner of Clearview Estates Subdivision, as recorded in volume 15, page 72, Plat Records of Douglas County, Oregon, from which the Section corner common to Sections 2, 3, 10, & 11, T. 28 S., R. 6 W.W.M., bears N 44°52'58" E 2754.32 feet; thence S 89°23'26" E along the South boundary of said Clearview Estates Subdivision, 100.00 feet to a 1/2" iron rod; thence leaving said South boundary, S 0°06'12" W 80.76 feet to a 1/2" iron rod; thence N 89°23'26" W 100.00 feet to a 1/2" iron rod; thence N 0°06'12" E 80.76 feet to the POINT OF BEGINNING, situated in Lot 11, Roseburg Home Orchard Tracts Plat "H", as recorded in volume 3, page 21, Plat Records of Douglas County, Oregon, containing 0.18 acres, more or less.

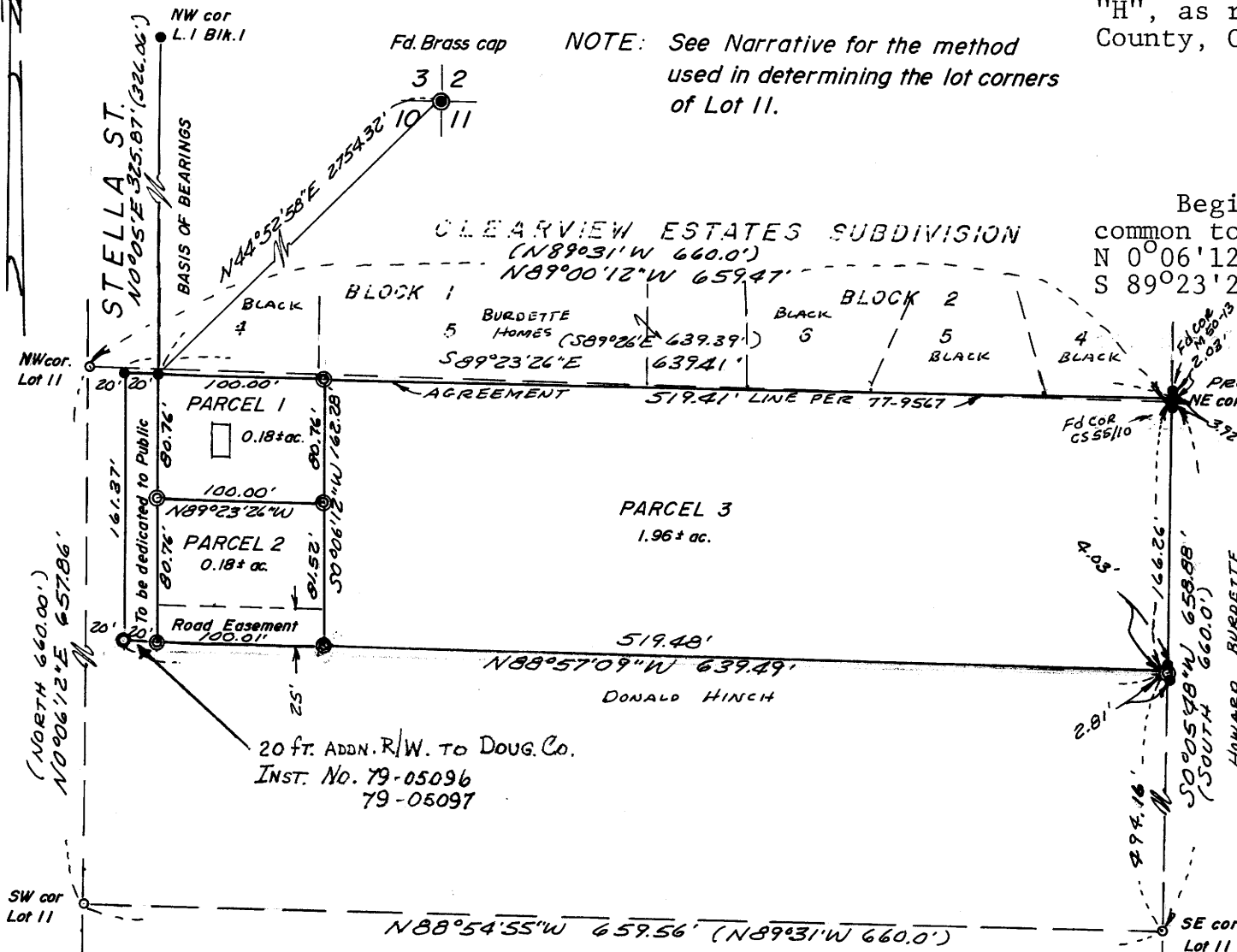
Parcel # 2

Beginning at a 1/2" iron rod from which the Section corner common to Sections 2, 3, 10, & 11, T. 28 S., R. 6 W.W.M., bears N 0°06'12" E 80.76 feet and N 44°52'58" E 2754.32 feet; thence S 89°23'26" E 100.00 feet to a 1/2" iron rod; thence S 0°06'12" W 81.52 feet to a 1/2" iron rod on the North line of the Donald Hinch lands; thence N 88°57'09" W along said North line 100.01 feet to a 1/2" iron rod; thence leaving said North line, N 0°06'12" E 80.76 feet to the POINT OF BEGINNING, situated in Lot 11, Roseburg Home Orchard Tracts Plat "H", as recorded in volume 3, page 21, Plat Records of Douglas County, Oregon, containing 0.18 acres, more or less.

SUBJECT TO a 25 foot Roadway Easement over and across the South 25 feet of the above described parcel.

Parcel # 3

Beginning at a 1/2" iron rod on the South boundary of Clearview Estates Subdivision, as recorded in volume 15, page 72, Plat Records of Douglas County, Oregon, from which the Section corner common to Sections 2, 3, 10, & 11, T.28S. R. 6 W.W.M., bears N 89°23'26" W 100.00 feet and N 44°52'58" E 2754.32 feet; thence S 89°23'26" E along the South boundary of said Clearview Estates Subdivision, 519.41 feet to a 5/8" iron rod at the Southeast corner of said Clearview Estates Subdivision; thence S 0°05'48" W along the East boundary of Lot 11, Roseburg Home Orchard Tracts Plat "H", as recorded in volume 3, page 21, Plat Records of Douglas County, Oregon, 166.26 feet to a 1/2" iron rod, at the Northeast corner of the Donald Hinch lands; thence N 88°57'09" W along the North line of the Hinch lands 519.48 feet to a 1/2" iron rod; thence N 0°06'12" E 162.28 feet to the POINT OF BEGINNING, situated in Lot 11 of said Roseburg Home Orchard Tracts Plat "H", containing 1.96 acres, more or less.
TOGETHER WITH a 25 foot Roadway Easement being the South 25 feet of the above described Parcel # 2.



NOTE: See Narrative for the method used in determining the lot corners of Lot 11.

LEGEND

- — Not set
- — Found 5/8" iron rod
- ⊙ — Set 1/2" iron rod

LEGAL OWNER & PARTITIONER: Ralph Sherman
P.O. Box 705
Roseburg, Oregon 97470
679-9236

NUMBER OF LOTS: 3

WATER SUPPLY: Roberts Creek

SEWER DISPOSAL: Green Sanitary

MAP PREPARED BY: Baughman Technical, Inc.
P.O. Box 222
Roseburg, Oregon 97470
673-0966



Glenn C. Baughman

APPROVALS:

Keith D. Cubic
Douglas County Planning Commission

4/4/79
Date

Francis L. Ingram
County Surveyor

4-10-79
Date

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:

APR 11 1979

BY *Mary Seel*
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

78-05774