

MINOR LAND PARTITION

IN LOTS 1 AND 2, BLOCK 1, CEDAR VALE
SECTION 14, T27S, R6W, W1M, CITY OF ROSEBURG
DOUGLAS COUNTY, OREGON
MAY, 1979

BASIS OF BEARINGS: The easterly line of Lot 2, Bl. 1, Cedar Vale, N0°10'E
as shown on said plat.

PARTITIONER & OWNER: HAYWARD REED
P.O. BOX 388
ROSEBURG, ORE. 97470
672-5537

NUMBER OF LOTS: 3

ZONE: R-1

SEWER & WATER: CITY OF ROSEBURG

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 NE VINE ST.
ROSEBURG, ORE. 97470
672-7151

SURVEYOR: VICTOR MCLIND
1622 NE VINE ST.
ROSEBURG, ORE. 97470
672-4666

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Victor M. Mc Lind

OREGON
JULY 17, 1970
VICTOR M. MCLIND
934

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DESCRIPTIONS

PARCEL 1 Beginning at a 3/4" iron pipe at the southeast corner of Lot 2, Block 1, Cedar Vale, in Section 14, T27S, R6W, W1M, City of Roseburg, Douglas County, Oregon; thence from said point of beginning N89°42'25"W 98.52 feet along the south line of said Lot 2 to an angle iron at the southwest corner thereof; thence N0°07'07"E 76.09 feet along the west line of said Lot 2 to a 5/8" rebar; thence S89°40'31"E 98.58 feet to a 5/8" rebar on the east line of said Lot 2; thence S0°10'00"W 76.09 feet along the east line of said Lot 2 to the point of beginning, containing 0.17 acres more or less.

PARCEL 2 Beginning at a 5/8" rebar on the east line of Lot 2, Block 1, Cedar Vale, in Section 14, T27S, R6W, W1M, City of Roseburg, Douglas County, Oregon, from which the southeast corner of said Lot 2 bears S0°10'00"W 76.09 feet; thence from said point of beginning N0°10'00"E 23.85 feet to a 3/4" iron pipe at the Northeast corner of said Lot 2; thence N0°10'00"E 52.23 feet along the east line of Lot 1 of said Block 1 to a 5/8" rebar; thence N89°40'31"W 98.52 feet to a 5/8" rebar on the west line of said Lot 1; thence S0°11'52"W 52.23 feet along the west line of said Lot 1 to an angle iron at the southwest corner thereof; thence S0°07'07"W 23.85 feet along the west line of said Lot 2 to a 5/8" rebar; thence S89°40'31"E 98.58 feet to the point of beginning, containing 0.17 acres more or less.

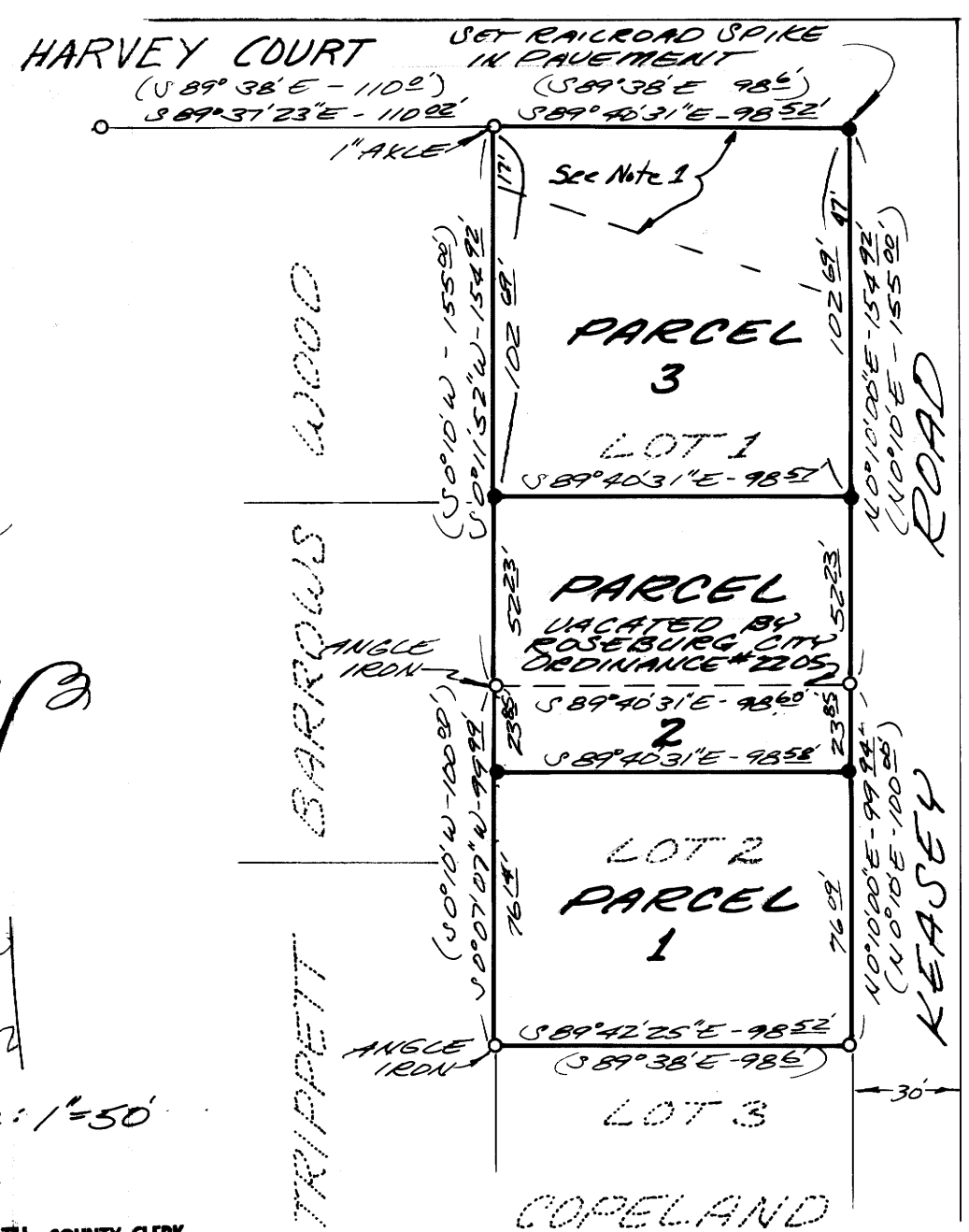
PARCEL 3 Beginning at an axle at the northwest corner of Lot 1, Block 1, Cedar Vale, in Section 14, T27S, R6W, W1M, City of Roseburg, Douglas County, Oregon; thence from said point of beginning, S89°40'31"E 98.52 feet along the north line of said Lot 1 to a railroad spike at the northeast corner thereof; thence S0°10'00"W 102.62 feet along the east line of said Lot 1, to a 5/8" rebar; thence N89°40'31"W 98.52 feet to a 5/8" rebar on the west line of said Lot 1; thence N0°11'52"E 102.62 feet along said west line to the point of beginning, containing 0.23 acres more or less.

APPROVALS

Lois L. Allen May 24, 1979
PRESIDENT, PLANNING COMMISSION DATE

Bob Deahue May 24, 1979
SECRETARY, PLANNING COMMISSION DATE

Francis L. Ingan MAY 29, 1979
COUNTY SURVEYOR DATE



LEGEND

- FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- () RECORD INFORMATION

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

I, MORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

JUN 5 1979

Mary L. Deal
DEPUTY
79-08945 FEE 300.00

DOUGLAS COUNTY OFFICIAL RECORDS

Note 1: Partitioner agrees to the dedication of a portion of Parcel 3 for the widening of Harvey Court. If said widening doesn't occur within 5 years said dedication shall be null and void and the land shall revert to full use by the owner.

Victor M. Mc Lind May 25, 1979
ROSEBURG PUBLIC WORKS DEPT. DATE

M 77-37