

NOT REMOVE FROM OFFICE

MINOR LAND PARTITIONING  
In Sec. 2 T 28S R6W WM  
Scale 1" = 50' August 1979

PARTITIONER: WARREN & IRENE STAPEL  
160 Pheasant Court  
Roseburg, OR 97470  
679-7317

FILED  
RECEIVED JHH  
AUG 14 1979  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Bearings based on the West line of parcel described in Volume 654  
Recorders No. 77-20733, N9°36'E.

LEGAL OWNER OF RECORD: WARREN & IRENE STAPEL  
160 Pheasant Court  
Roseburg, OR 97470

TOTAL NUMBER OF LOTS: 2  
WATER SUPPLY: Roberts Creek Water  
SEWAGE DISPOSAL: Green Sanitary Sewer

MAP PREPARED BY: BRUCE R. ROGERS  
N. W. Calkins Rd.  
Roseburg, OR 97470

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 AUG 14 PM 4 22

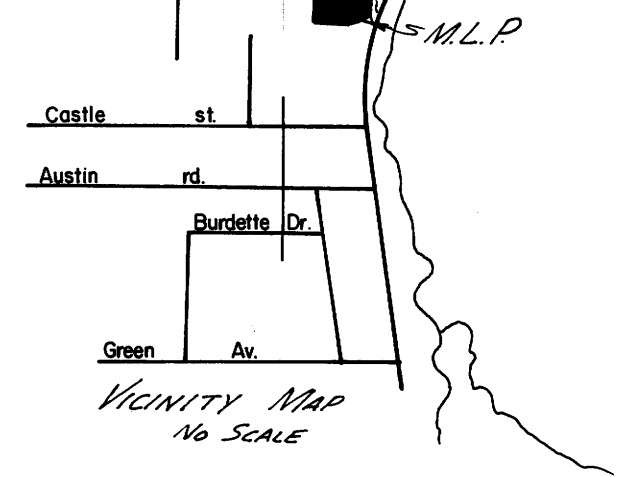
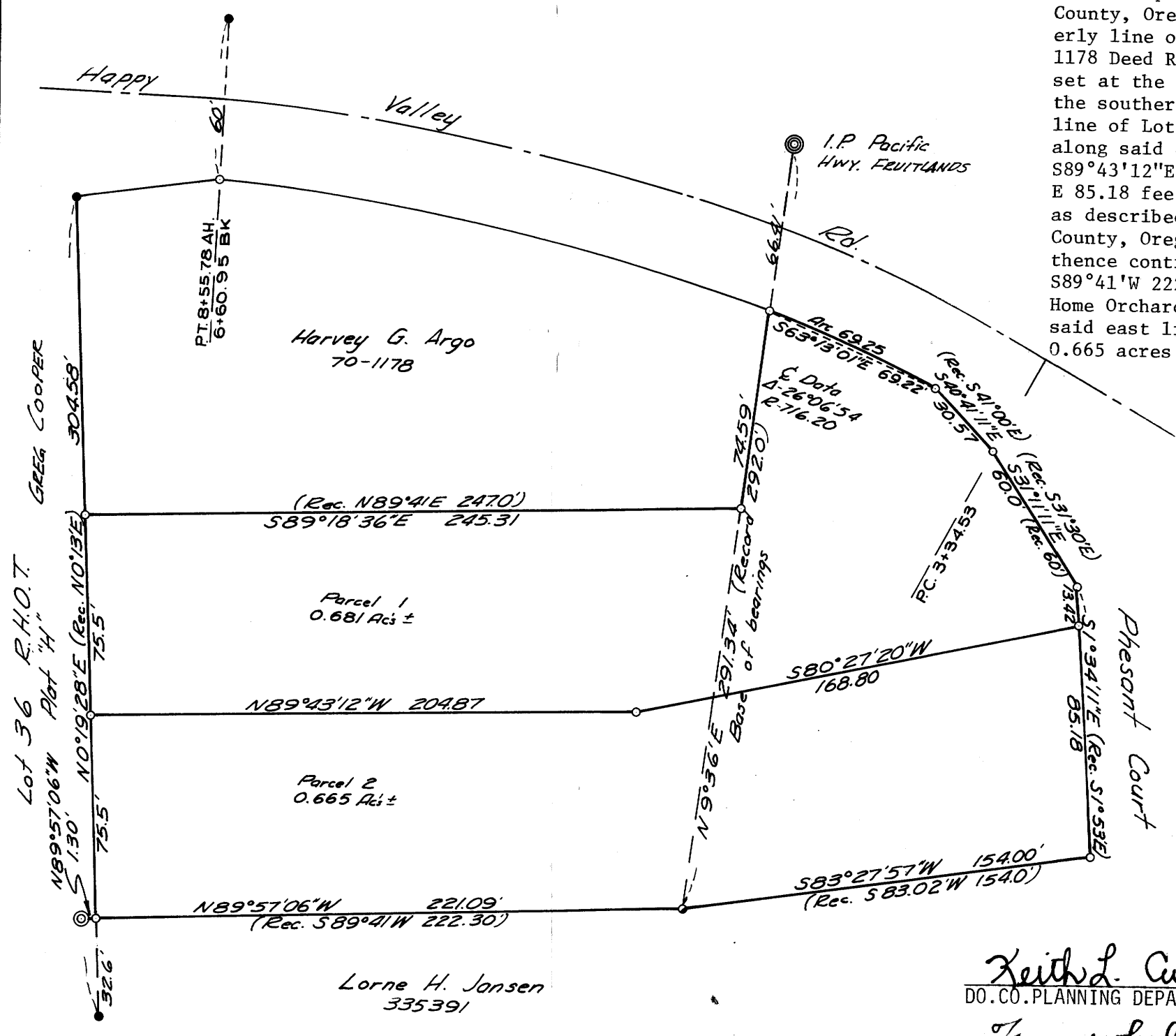
BY Maryl Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 4.00  
DOUGLAS COUNTY OFFICIAL RECORDS

79-12979

- LEGEND
- Set 5/8" iron rod
  - ⊙ Found 2" iron pipe
  - Found 5/8" iron rod
  - Found 3/4" iron rod
  - ⊙ Found iron bar

PARCEL #1  
A parcel of land lying in Section 2 T28S R6W Willamette Meridian more fully described as follows:  
Beginning at a 5/8" iron rod set in the southerly R/W line of Happy Valley Road, from which point the initial point of Pacific Highway Fruitlands as platted & recorded in Volume 5, Page 34, Deed Records, Douglas County, Oregon, bears N9°36'E 66.41 feet; thence S9°36'W along the easterly line of that property as described in Volume 440, Recorders No. 70-1178 Deed Records, Douglas County, Oregon, 74.59 feet to a 5/8" iron rod set at the southeast corner of said property; thence N89°18'36"W along the southerly line of said property 245.31 to a point on the east line of Lot 36, Roseburg Home Orchard Tracts, Plat "H"; thence S0°19'28"W along said east line 75.50 feet; thence S89°43'12"E 204.87 feet; thence N80°27'20"E 168.80 feet; thence N1°34'11"W 13.42 feet; thence N31°11'11"W 60.00 feet; thence N40°41'11"W 30.57 feet to a point on said southerly R/W line; thence along said southerly R/W along the arc of a 686.20 foot radius curve left, (the long chord of which bears N63°13'01"W 69.22 feet) 69.25 feet to the point of beginning & containing 0.681 acres of land more or less.

PARCEL #2  
A parcel of land lying in Section 2 T28S R6W Willamette Meridian more fully described as follows:  
Beginning at a 5/8" iron rod set in the southerly R/W line of Happy Valley Road, from which point the initial point of Pacific Highway Fruitlands as platted & recorded in Volume 5, Page 34, Deed Records, Douglas County, Oregon, bears N9°36'E 66.41 feet; thence S9°36'W along the easterly line of that property as described in Volume 440, Recorders No. 70-1178 Deed Records, Douglas County, Oregon, 74.59 feet to a 5/8" iron rod set at the southeast corner of said property; thence N89°18'36"W along the southerly line of said property 245.31 feet to a point on the east line of Lot 36, Roseburg Home Orchard Tracts, Plat "H"; thence S0°19'28"W along said east line 75.50 feet to the true point of beginning; thence S89°43'12"E 204.87 feet; thence N80°27'20"E 168.80 feet; thence S1°34'11"E 85.18 feet to a point in the north line of the Lorne H. Jansen property as described in Vol. 332, Recorders No. 33591, Deed Records, Douglas County, Oregon; thence S83°27'57"W along said north line 154.00 feet; thence continuing along said north line N89°57'06"W 221.09 feet (Record S89°41'W 222.3 feet) to a point in the east line of said Lot 36 Roseburg Home Orchard Tracts Plat "H"; thence N0°19'28"E along said east line 75.50 feet to the true point of beginning & containing 0.665 acres of land more or less.



Keith L. Cubie  
DO. CO. PLANNING DEPARTMENT  
8/13/79  
DATE

Francis L. Ingram  
COUNTY SURVEYOR  
8-14-79  
DATE

BRUCE R. ROGERS  
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