

# A MINOR LAND PARTITION

SECTION 3, T28S, R6W, W.M.

PLAT H, ROSEBURG HOME ORCHARD TRACTS

FILED  
RECEIVED JMH

AUG 28 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**PARTITIONER:**

Forrest Kelly  
1307 S.E. Cobb  
Roseburg, Ore.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**SURVEYOR:**

BHW Engineering & Surveying  
1205 S.E. Court  
Roseburg, Ore.

**DESCRIPTIONS:**

PARCEL No. 1

A parcel of land lying in Lot 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 northerly line of County Road No. 26, from which point the Southeast corner of Lot 43 of the above said "PLAT "H", ROSEBURG HOME ORCHARD TRACTS" bears S 56°24'01" W 170.81 feet; thence N 6°09'34" E 224.80 feet to a 5/8" iron rod set in the southerly line of "Old Happy Valley Road"; thence along said southerly line S 79°41'26" E 110.00 feet to a 5/8" iron rod; thence leaving said southerly line S 6°09'15" W 151.37 feet to a 5/8" iron rod set in the northerly line of the above said County Road No. 26; thence along said northerly line S 65°20'06" W 127.76 feet to the point of beginning and containing 0.47 acre of land, more or less.

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 northerly line of County Road No. 26, from which point the southeast corner of Lot 43 of the above said "PLAT "H", ROSEBURG HOME ORCHARD TRACTS" bears S 65°20'06" W 127.76 feet and S 56°24'01" W 170.81 feet; thence N 6°09'15" E 151.37 feet to a 5/8" iron rod set in the southerly line of "Old Happy Valley Road"; thence along said southerly line S 79°41'26" E 243.52 feet to a 5/8" iron rod set in the northerly line of County Road No. 26; thence along said northerly line as follows: S 71°10'35" W 14.15 feet to a 5/8" iron rod, along the arc of a 636.62 foot radius curve to the left (the long chord of which bears S 69°51'43" W 103.30 feet) 103.40 feet to a 5/8" iron rod, and S 65°20'06" W 160.04 feet to the point of beginning and containing 0.40 acre of land, more or less.

79-13782

ALL PARCELS ARE SUBJECT TO THE FOLLOWING PROTECTIVE COVENANTS:

1. All lots will access from "Old Happy Valley Road".
2. This property is subject to the Douglas County Floodplain regulations.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

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

79 AUG 29 AM 9 31

BY Mary J. Deal  
DEUTY  
NO. \_\_\_\_\_ FEE 4.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romanso E. Ware

OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

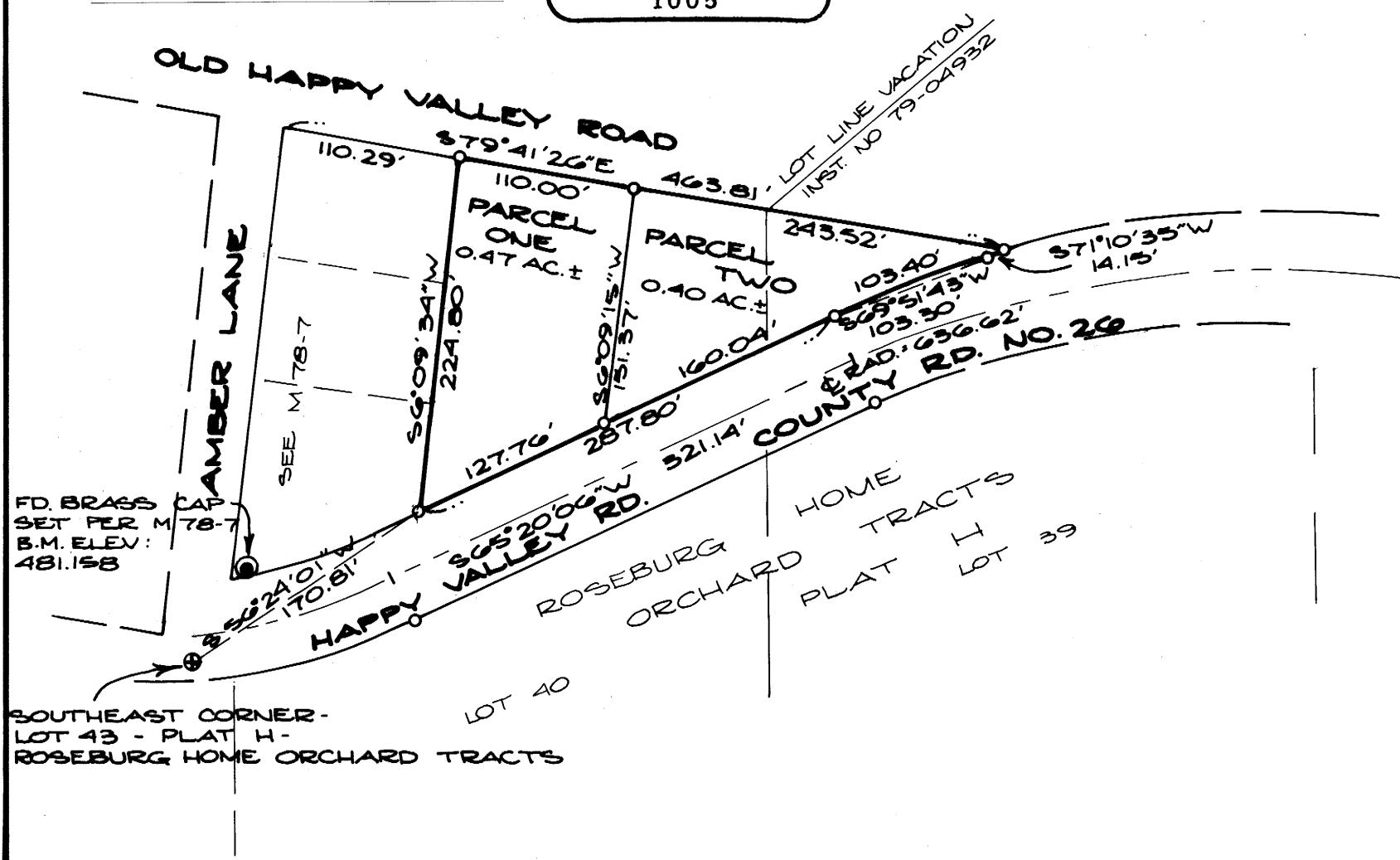
**APPROVALS:**

Keith L. Cubic  
Douglas County Planning Department

8/28/79  
Date

Bryan E. Ziebell  
Douglas County Surveyor DEUTY

8/28/79  
Date



SCALE: 1" = 100'  
AUGUST 1979

0 - FD. 5/8" IRON ROD

WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT

BASE BEARING PER M76-37

26.5-09 106