

A MINOR LAND PARTITION

SECTION 3, T28S, R6W, W.M.

PLAT H, ROSEBURG HOME ORCHARD TRACTS

PARTITIONER:

DAVID L. BARTLEY
2829 W. LANGENBERG
ROSEBURG, ORE. 97470
PHONE: 672-1714

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR:

BHW ENGINEERING & SURVEYING
1205 SE COURT
ROSEBURG, OR. 97470
PHONE: 673-0165

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

SCALE: 1"=50'
JUNE 1979

WATER: ROBERTS CREEK
WATER DISTRICT
SEWER: GREEN SANITARY
DISTRICT

- - FOUND 5/8" IRON ROD
- - SET 5/8" IRON ROD

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 5/8" iron rod set in the East Line of Amber Road, from which point the Southeast Corner of Lot 43 of the above said "Plat H, Roseburg Home Orchard Tracts," bears S 7°26'41" W 194.45 feet, S 78°04'19" W 10.00 feet, South 53.25 feet and West 27.19 feet: thence along said East Line as follows:
N 7°26'41" E 26.57 feet to a 5/8" iron rod, N 24°34' E 50.00 feet to a 5/8" iron rod, and N 78°57'01" E 34.11 feet to a 5/8" iron rod set in the South Line of Old Happy Valley Road: thence along said South Line S 79°41'26" E 47.29 feet to a 5/8" iron rod: thence S 6°09'34" W 87.65 feet to a 5/8" iron rod: thence N 79°41'26" W 96.38 feet to the place of beginning and containing 0.17 acres of land, more or less.

DESCRIPTION: PARCEL NO. 2

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 5/8" iron rod set in the East Line of Amber Road, from which point the Southeast Corner of Lot 43 of the above said "Plat H, Roseburg Home Orchard Tracts," bears S 7°26'41" W 114.45 feet, S 78°04'19" W 10.00 feet, South 53.25 feet and West 27.19 feet: thence along said East Line as follows:
N 7°26'41" E 80.00 feet to a 5/8" iron rod: thence S 79°41'26" E 96.38 feet to a 5/8" iron rod: thence S 6°09'34" W 80.12 feet to a 5/8" iron rod: thence N 79°41'26" W 98.18 feet to the place of beginning and containing 0.18 acres of land, more or less.

DESCRIPTION: PARCEL NO. 3

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 5/8" iron rod set in the East Line of Amber Road, from which point the Southeast Corner of Lot 43 of the above said "Plat H, Roseburg Home Orchard Tracts," bears S 78°04'19" W 10.00 feet, South 53.25 feet and West 27.19 feet: thence along said East Line as follows:
N 7°26'41" E 114.45 feet to a 5/8" iron rod: thence S 79°41'26" E 98.18 feet to a 5/8" iron rod; thence S 6°09'34" W 57.02 feet to a 5/8" iron rod set in the Northerly Line of County Road No. 26, thence along said Northerly Line S 65°20'06" W 33.33 feet to a 5/8" iron rod and along the arc of a 379.26 foot radius curve to the right (the long chord of which bears S 71°21'44" W 79.16 feet) 79.30 feet to the place of beginning and containing 0.20 acres of land, more or less.

APPROVALS:

Keith L. Cubic
Planning Commission

7/11/79
Date

Francis L. Ingram
County Surveyor

7-12-79
Date

All parcels are subject to the following protective covenants:

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

NOTE:

1. BENCHMARK ELEVATION BASED PER DOUGLAS COUNTY SURVEYOR'S OFFICE BRASS CAP "HAPPY VALLEY BASE LINE PT. NO. 8" (RECORD ELEV. = 485.613').
2. BASE BEARING PER SURVEY M75-28 IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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:

JUL 12 1979

OLD HAPPY VALLEY ROAD

BY: *Maryl Best*
DEPUTY
NO. FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-11058

REGISTERED PROFESSIONAL LAND SURVEYOR

Romano E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

