

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN LOT 2 BLOCK 1 PLAT "B" ROSEBURG HOME ORCHARD TRACTS
SECTION 29 T.26S. R.6W.W.M. SEPTEMBER 1979

FILED *J*
RECEIVED *JWW*

SEP 12 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

J

PARTITIONER & LEGAL OWNER:

Alpha L. & Clarice M. Lemley
7152 Garden Valley Road
Roseburg, Oregon 97470
673-7802

LOTS: 3

WATER SUPPLY:

Umpqua Basin Water

SEWAGE:

Parcels 1 & 3 --- subsurface
Site evaluation for Parcel 2, has not
been approved and must be resubmitted
before a building permit can be granted.

MAP PREPARED BY:

A A SURVEYING SERVICE, INC.
P.O. Box 454
Roseburg, Oregon 97470
672-2096

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom
OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

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:

BY *Mary Deal*
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-14529

DESCRIPTIONS:

Parcel 1

Beginning at a 5/8" iron rod, being the southwest corner of Lot 2 Block 1 Plat "B" Roseburg Home Orchard Tracts, as recorded in volume 1, page 56, Plat Records of Douglas County, Oregon, from which the west southwest corner of DLC No. 42, T.26S. R.6W. W.M., bears S87°10'14"E 659.27 feet and N47°34'21"E 656.06 feet; thence N 2°49'27"E along the West boundary of said Lot 2, 643.51 feet to a 5/8" iron rod on the south R/W line of County Road No. 31; thence along said south R/W line, S88°44'15"E 170.00 feet to a 5/8" iron rod; thence leaving said south R/W line, S 2°49'27"W 648.15 feet to a 5/8" iron rod; thence N87°10'14"W along the South boundary of said Lot 2, 169.94 feet to the Point of Beginning, situated in Lot 2 Block 1 of said Plat "B" Roseburg Home Orchard Tracts, containing 2.52 acres, more or less.

Parcel 2

Beginning at a 5/8" iron rod on the East boundary of Lot 2 Block 1 Plat "B" Roseburg Home Orchard Tracts, as recorded in volume 1, page 56, Plat Records of Douglas County, Oregon, from which the west southwest corner of DLC No. 42, T.26S. R.6W. W.M., bears S 3°16'59"W 291.00 feet and N47°34'21"E 656.06 feet; thence N87°10'14"W 491.66 feet to a 5/8" iron rod; thence N 2°49'27"E 357.16 feet to a 5/8" iron rod on the south R/W line of County Road No. 31; thence along said south R/W line, S88°44'15"E 244.28 feet to a 5/8" iron rod and S83°06'12"E 50.20 feet to a 5/8" iron rod and S88°44'15"E 129.85 feet to a 5/8" iron rod and along an arc of a 1472.40 foot radius curve left (the chord of which bears N89°38'50"E) 70.66 feet to a 5/8" iron rod; thence leaving said south R/W line, S 3°16'59"W 367.77 feet to the Point of Beginning, situated in Lot 2 Block 1 of said Plat "B" Roseburg Home Orchard Tracts, containing 4.10 acres, more or less.

SUBJECT TO A 25 foot non-exclusive roadway easement described as follows: Beginning at a 5/8" iron rod on the East boundary of said Lot 2, from which the west southwest corner of DLC No. 42, T.26S. R.6W.W.M., bears S 3°16'59"W 291.00 feet and N47°34'21"E 656.06 feet; thence N87°10'14"W 25.00 feet and N 3°16'59"E 365.80 feet to a 5/8" iron rod, on the south R/W line of County Road No. 31; thence along said south R/W line, on an arc of a 1472.40 foot radius curve left (the chord of which bears N88°19'27"E) 25.09 feet to a 5/8" iron rod; thence leaving said south R/W line, S 3°16'59"W 367.77 feet to the Point of Beginning, situated in Lot 2 Block 1 of said Plat "B" Roseburg Home Orchard Tracts.

Parcel 3

Beginning at the southeast corner of Lot 2 Block 1 Plat "B" Roseburg Home Orchard Tracts, as recorded in volume 1, page 56, Plat Records of Douglas County, Oregon, from which the west southwest corner of DLC No. 42, T.26S. R.6W. W.M., bears N47°34'21"E 656.06 feet; thence N87°10'14"W along the South boundary of said Lot 2, 489.33 feet to a 5/8" iron rod; thence leaving said South boundary, N 2°49'27"E 290.99 feet to a 5/8" iron rod; thence S87°10'14"E 491.66 feet to a 5/8" iron rod; thence S 3°16'59"W along the East boundary of said Lot 2, 291.00 feet to the Point of Beginning, situated in Lot 2 Block 1 of said Plat "B" Roseburg Home Orchard Tracts, containing 3.28 acres, more or less.

TOGETHER WITH a 25 foot non-exclusive roadway easement described as follows: Beginning at a 5/8" iron rod on the East boundary of said Lot 2, from which the west southwest corner of DLC No. 42, T.26S. R.6W. W.M., bears S 3°16'59"W 291.00 feet and N47°34'21"E 656.06 feet; thence N87°10'14"W 25.00 feet and N 3°16'59"E 365.80 feet to a 5/8" iron rod on the south R/W line of County Road No. 31; thence along said south R/W line, on an arc of a 1472.40 foot radius curve left (the chord of which bears N88°19'27"E) 25.09 feet to a 5/8" iron rod; thence leaving said south R/W line, S 3°16'59"W 367.77 feet to the Point of Beginning, situated in Lot 2 Block 1 of said Plat "B" Roseburg Home Orchard Tracts.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

9/11/79
date

Francis L. Ingram
Douglas County Surveyor

9-12-79
date

136-5-PA-115-A