MINOR LAND PARTITIONING
PART OF LOT 7,
EDENBOWER ORCHARD TRACTS
IN SECTION 1, T27S, R6W, W.M.

SCALE: 1"=50' DATE: NOVEMBER, 1979

BEARINGS BASED ON C.S. FILE ~~90/133~~ 58/133
AND UNRECORDED WHITESELL ESTATES

● Denotes found 5/8" iron rod per MLP 75-18089

◐ Denotes found 5/8" iron rod per unrecorded Whitesell Estates

○ Set 5/8" iron rod

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 NOV 15 PM 12 00

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Mary Stoval
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

'79-18253

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED ϕ
RECEIVED JHH
NOV 13 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
ϕ

Bk. 5 - Pg 141

MAP FILE M80-59

OWNER & PARTITIONER:

Gordon D. Brown and Marion E. Brown
3400 N.W. Broad Street
Roseburg. Oregon 97470
672-1884

NO. OF LOTS: 3

WATER: City of Roseburg

SEPTIC: North Roseburg Sanitary District

SURVEYOR: Bruce R. Rogers
Calkins Road

Together with:

Commencing at the southerly boundary of Lot 7 where the same intersects with the west boundary of Broad Street, thence northerly and parallel with the west boundary of Broad Street 80 feet; thence easterly 60 feet and parallel with the northerly boundary of General Street; thence southerly to the northerly boundary of General Street; thence westerly along the northerly boundary of General Street 60 feet to the westerly boundary of Broad Street, the same being the northwest corner of the intersection of Broad Street and General Street.

Said easement will be terminated if the same at a later date becomes a public dedicated street.

PARCEL 1:

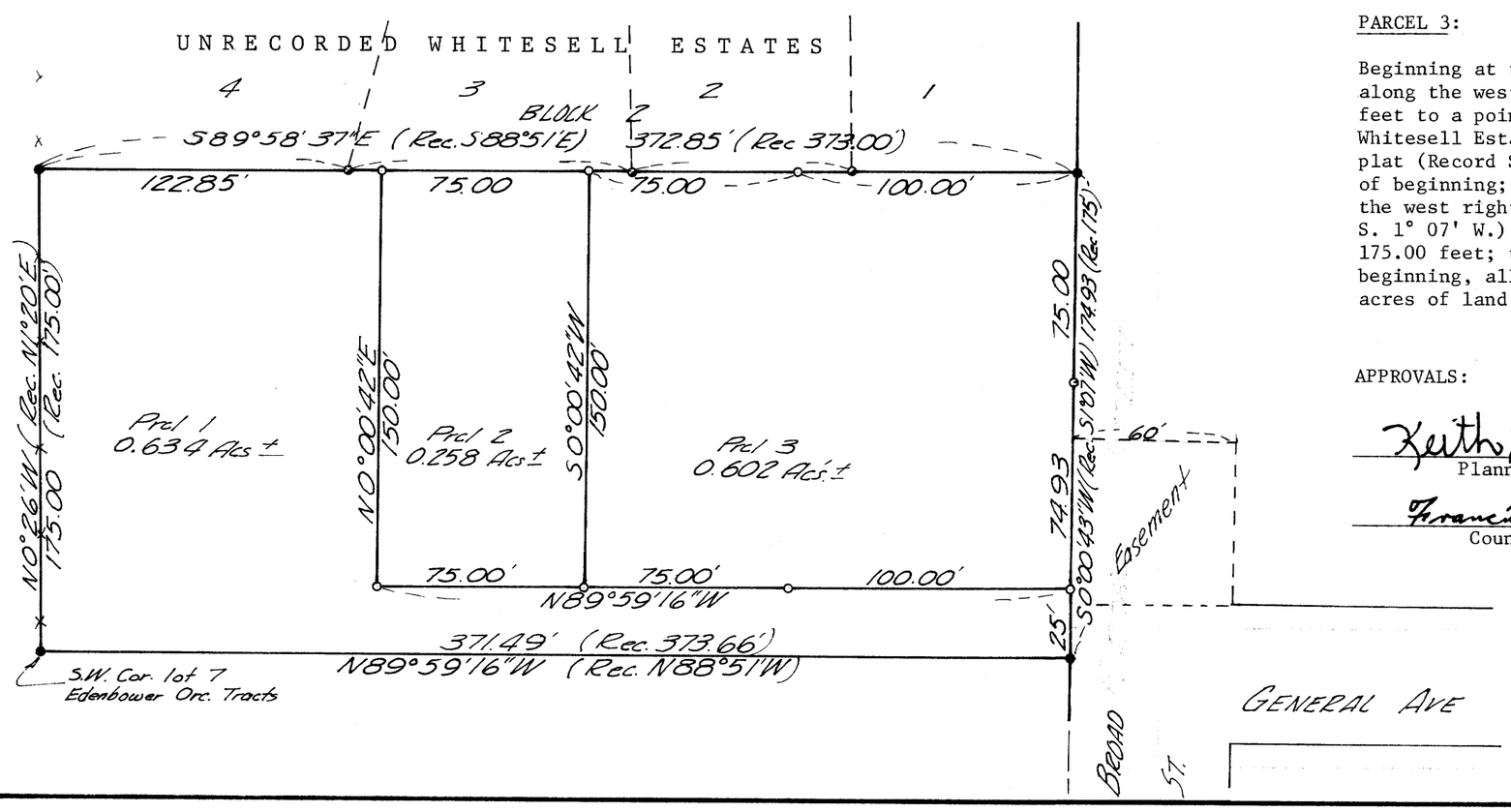
Beginning at the southwest corner of Lot 7, Edenbower Orchard Tracts; thence along the west line of said Lot 7, N. 0° 26' W. (Record N. 1° 20' E.) 175.00 feet to a point, said point being the initial point of the unrecorded plat of Whitesell Estates; thence S. 89° 58' 37" E. along the southerly line of said plat (Record S. 88° 51' E.) 122.85 feet to a 5/8" iron rod; thence S. 0° 00' 42" E. 150.00 feet to a 5/8" iron rod; thence S. 89° 59' 16" E. 250.00 feet to a 5/8" iron rod set in the west right of way line of Broad Street; thence S. 0° 00' 43" W. (Record S. 1° 07' W.) along said west right of way line 25.00 feet to the south line of said Lot 7; thence N. 89° 59' 16" W. (Record N. 88° 51' W.) along said south line 371.49 feet (Record 373.60 feet) to the point of beginning; all in Section 1, T27S, R6W, W.M. and containing 0.634 acres of land, more or less.

PARCEL 2:

Beginning at the southwest corner of Lot 7, Edenbower Orchard Tracts; thence along the west line of said Lot 7, N. 0° 26' W. (Record N. 1° 20' E.) 175.00 feet to a point, said point being the initial point of the unrecorded plat of Whitesell Estates; thence S. 89° 58' 37" E. along the southerly line of said plat (Record S. 88° 51' E.) 122.85 feet to a 5/8" iron rod and the true point of beginning; thence continuing S. 89° 58' 37" E. 75.00 feet; thence S. 0° 00' 42" W. 150.00 feet; thence N. 89° 59' 16" W. 75.00 feet; thence N. 0° 00' 42" E. 150.00 feet to the true point of beginning, all lying in Section 1, T27S, R6W, W.M., and containing 0.258 acres of land, more or less.

PARCEL 3:

Beginning at the southwest corner of Lot 7, Edenbower Orchard Tracts; thence along the west line of said Lot 7, N. 0° 26' W. (Record N. 1° 20' E.) 175.00 feet to a point, said point being the initial point of the unrecorded plat of Whitesell Estates; thence S. 89° 58' 37" E. along the southerly line of said plat (Record S. 88° 51' E.) 197.85 feet to a 5/8" iron rod and the true point of beginning; thence continuing S. 89° 58' 37" E. 175.00 feet to a point in the west right of way line of Broad Street; thence S. 0° 00' 43" W. (Record S. 1° 07' W.) along said right of way line 149.93 feet; thence N. 89°59'16" W. 175.00 feet; thence N. 0° 00' 42" E. 150.00 feet to the true point of beginning, all lying in Section 1, T27S, R6W, W.M., and containing 0.602 acres of land, more or less.




APPROVALS:

Keith L. Cubic
Planning Commission — 11/9/79 Date

Francis L. Ingram
County Surveyor — 11-13-79 Date

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

MAP FILE M80-59