

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Blk 5 - Pg 145

A MINOR LAND PARTITION

Block 3, "UMPQUA PARK", Volume 3, Page 1, Plat Records and E 1/2 of Vacated Hartong Avenue Section 25, T27S, R6W, W.M.

FILE #
RECORDED JMW
NOV 20 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
φ

SEWER: CITY OF ROSEBURG
WATER: CITY OF ROSEBURG

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:

DESCRIPTIONS: PARCEL #1

A parcel of land lying in Section 25, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Block 3 and the East 1/2 of vacated Hartong Avenue, "UMPQUA PARK" as recorded in Volume 3, Page 1 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of "ELLISON'S ACRES" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon, from which the Southeast Corner of Lot 11, "ELLISON'S ACRES" bears S 89 11'16" E 165.13 feet; thence along said southerly line S 89 11'16" E 75.13 feet to a 5/8" iron rod; thence S 0 46'51" W 109.33 feet to a 5/8" iron rod; thence N 89 28'39" W 75.13 feet to a 5/8" iron rod located in the centerline of vacated Hartong Avenue as shown in the above said "UMPQUA PARK"; thence along said centerline N 0 46'51" E 109.71 feet to the point of beginning and containing 0.189 acres of land, more or less. INCLUDED WITH the above described Parcel #1 is an easement, 25 feet in width, 12.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the West line of Kendall Street from which point the Southeast Corner of Lot 11, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears N 0 46'51" E 108.88 feet; thence along said centerline N 89 28'39" W 115.00 feet to a point and there terminating

PARCEL #2

A parcel of land lying in Section 25, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Block 3, "UMPQUA PARK" as recorded in Volume 3, Page 1 of the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the Westerly line of Kendall Street, said point being the Southeast Corner of Lot 11, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon; thence along said westerly line S 0 46'51" W 108.88 feet to a 5/8" iron rod; thence leaving said westerly line & running N 89 28'39" W 90.00 feet to a 5/8" iron rod; thence N 0 46'51" E 109.33 feet to a 5/8" iron rod in the southerly line of the above said "ELLISON'S ACRES"; thence along said southerly line S 89 11'16" E 90.00 feet to the point of beginning and containing 0.225 acres of land, more or less.

The South 12.5 feet of the above described Parcel #2 is subject to an easement.

PARCEL #3

A parcel of land lying in Section 25, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Block 3 and the East 1/2 of vacated Hartong Avenue, "UMPQUA PARK", as recorded in Volume 3, Page 1 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly line of Kendall Street, from which the Southeast Corner of Lot 11, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears N 0 46'51" E 108.88 feet; thence along said westerly line S 0 46'51" W 208.88 feet to a 5/8" iron rod in the northerly line of Portland Avenue; thence along said northerly line N 89 51'13" W 135.12 feet to a 5/8" iron rod; thence N 0 39'09" E 40.00 feet to a 5/8" iron rod; thence N 89 20'51" W 29.93 feet to a 5/8" iron rod located in the centerline of vacated Hartong Avenue as shown in the above said "UMPQUA PARK"; thence along said centerline N 0 46'51" E 169.70 feet to a 5/8" iron rod; thence leaving said centerline S 89 28'39" E 165.13 feet to the point of beginning and containing 0.77 acres of land, more or less.

The above described Parcel #3 is Subject to an easement, 12.5 feet in width, the northerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the West line of Kendall Street from which point the Southeast Corner of Lot 11, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears N 0 46'51" E 108.88 feet; thence N 89 28'39" W 115.00 feet to a point and there terminating.

APPROVALS:
Keith L. Cubic 11/19/79
PLANNING DEPARTMENT DATE
Thomas E. Ware 11-20-79
COUNTY SURVEYOR DATE

PARTITIONER & OWNER:
BOB & GLORIA DRIVER
1673 S.W. KENDALL
ROSEBURG, ORE.

SURVEYOR:
BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

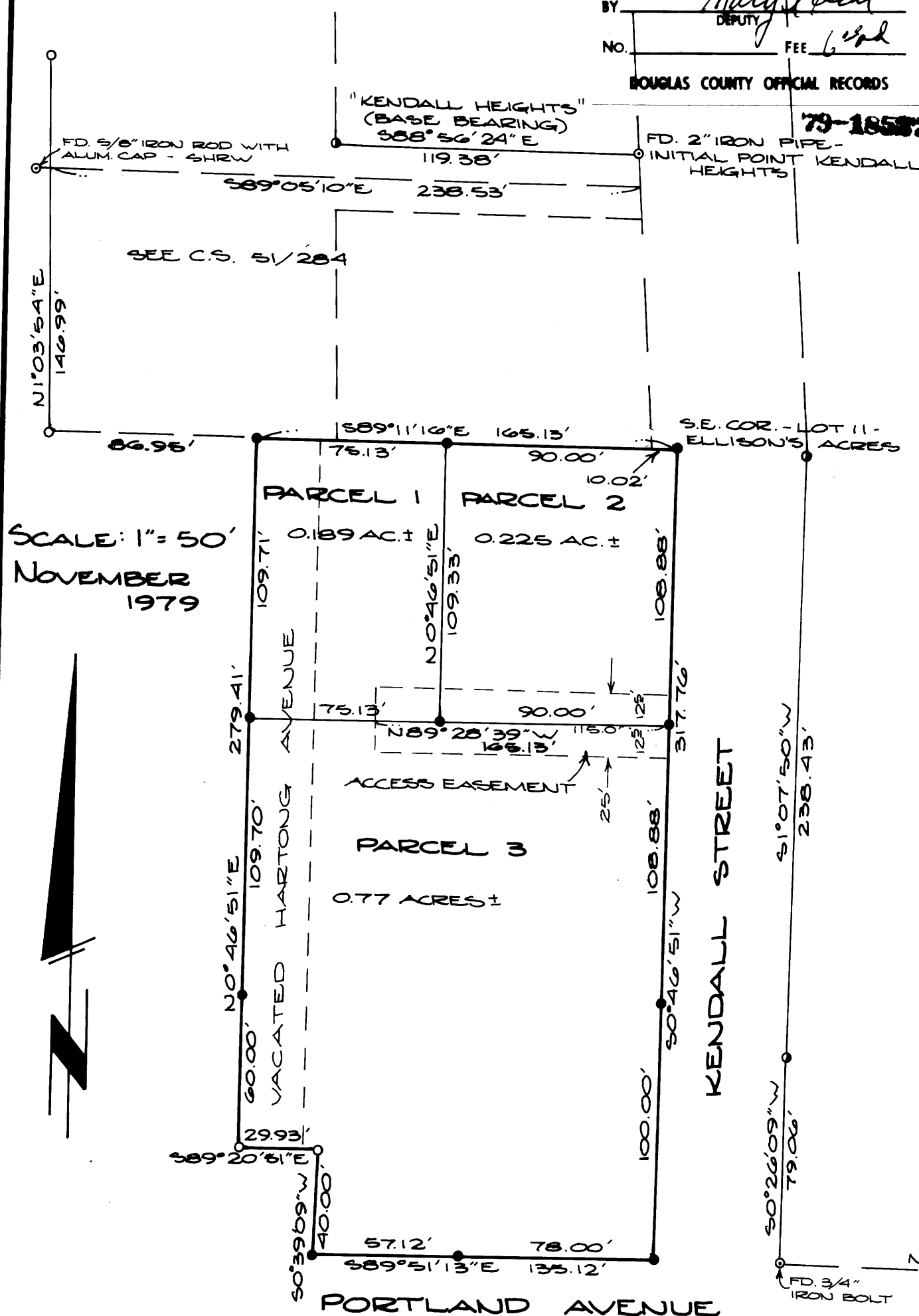
Thomas E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

LEGEND:

- — SET 5/8" IRON ROD
- — FD. 5/8" IRON ROD
- ⊙ — FD. 1/2" IRON PIPE
- ⊙ — FD. MONUMENT AS NOTED

NOV 20 PM 2 12
DOUGLAS COUNTY CLERK
Mary L. Seal
DEPUTY
NO. FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS
79-18587



SCALE: 1" = 50'
NOVEMBER
1979

MAP FILE: M85-1