

DEC 4 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREG.

# A MINOR LAND PARTITION

in Lot 4, "Ellison's Acres," Section 24, T27S, R6W, W.M.

For: Robert Driver (LEGAL OWNER)  
1673 S.W. Kendall  
Roseburg, Oregon

By: BHW Engineering & Surveying  
1205 Southeast Court  
Roseburg, Oregon

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

DESCRIPTIONS:

PARCEL 1:

A parcel of land lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of Lot 4, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 of the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe in the easterly line of Kendall Avenue, said point being also the Northwest Corner of said Lot 4; thence along the northerly line of said Lot 4, S 89°33'57" E 249.93 feet to a 3/4" iron pipe set in the high bank line of South Umpqua River; thence continuing S 89°33'57" E 35.00 feet to the west bank of South Umpqua River; thence upstream along said west bank being also along the easterly line of said Lot 4 S 8°24'51" E 70.71 feet; thence leaving said west bank N 89°33'57" W 25.30 feet to a 5/8" iron rod set in the high bank line of South Umpqua River; thence continuing N 89°33'57" W 266.18 feet to a 5/8" iron rod in the easterly line of Kendall Avenue; thence along said easterly line N 3°06'42" W 70.00 feet to the point of beginning and containing 0.46 acres of land, more or less.

PARCEL 2:

A parcel of land lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of Lot 4, "ELLISON'S ACRES" as recorded in Volume 7, Page 41 of the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe in the easterly line of Kendall Avenue, said point being also the Southwest Corner of said Lot 4; thence along said easterly line N 3°06'42" W 74.51 feet to a 5/8" iron rod; thence leaving said easterly line S 89°33'57" E 266.18 feet to a 5/8" iron rod set in the high bank line of South Umpqua River; thence continuing S 89°33'57" E 25.30 feet to the west bank of South Umpqua River; thence upstream along said west bank being also the easterly line of said Lot 4 S 8°24'51" E 75.08 feet to the Southeast Corner of said Lot 4; thence leaving said west bank along the southerly line of said Lot 4 N 89°36'00" W 15.00 feet to a 3/4" iron pipe in the high bank line of South Umpqua River; thence continuing N 89°36'00" W 283.42 feet to the point of beginning and containing 0.50 acres of land, more or less.

NOTE: SET BRASS CAP IN CONCRETE - STAMPED "DRIVER - 1979 - L.S. NO. 1005 - ELEV. 452.62." BENCHMARK ESTABLISHED FROM FOUND ESTABLISHED B.M. AT THE N.W. CORNER OF DOUGLAS HALL, COUNTY FAIRGROUNDS - ELEV. 467.663.

APPROVALS:

*Keith L. Cubic*  
PLANNING DEPARTMENT

11/30/79  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

12-4-79  
DATE

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 DEC 4 10 09 19

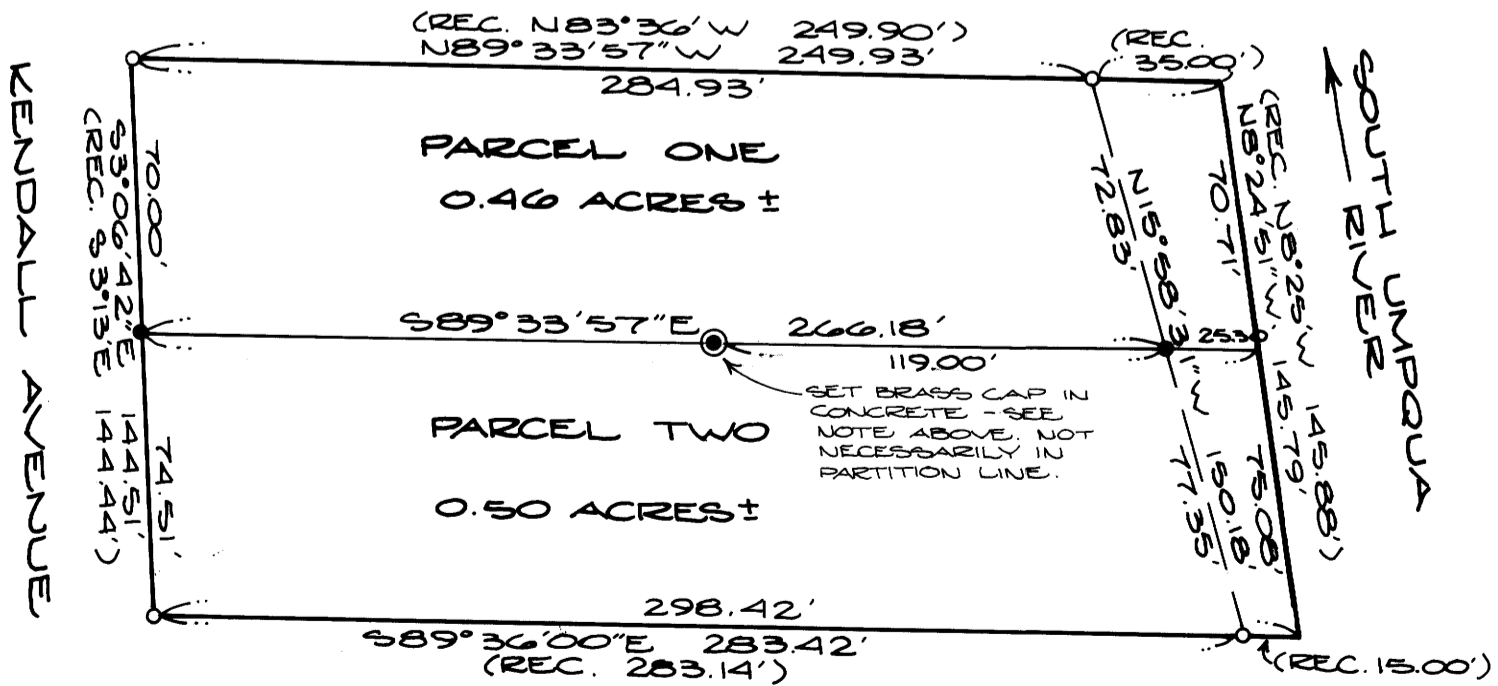
79-19226

DOUGLAS COUNTY CLERK  
*Mary Deal*  
DEPUTY  
NO. \_\_\_\_\_ FEE \$ 00.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romano E. Ware*

OREGON  
Nov. 16, 1973  
ROMANSO E. WARE  
1005



SCALE: 1" = 50'

OCTOBER 1979

LEGEND:

- - FD. 3/4" IRON PIPE
- - SET 5/8" IRON ROD
- ⊙ - SET BRASS CAP FOR BENCHMARK

BASE BEARING PER PLAT OF "ELLISON'S ACRES", V. 7, P. 41.

WATER: CITY OF ROSEBURG  
SEWER: CITY OF ROSEBURG

FILED IN OFFICE

FILED IN OFFICE

36.5 - Pa 150