

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

FILED &  
RECEIVED *BS*

JAN 18 1980

**MINOR LAND PARTITION  
IN LOT 2, FRUITVALE ADD. TO ROSEBURG  
N.E. 1/4 SEC. 12, T27S, R6W. W.M.**

LEGAL DESCRIPTION

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. &

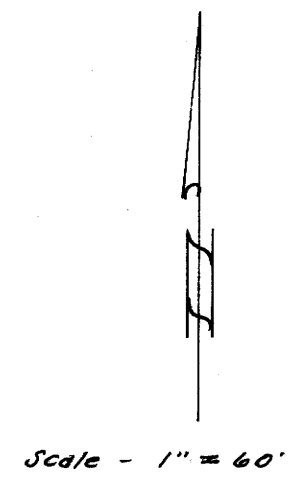
SURVEYED BY- W.S. BARNES, P.O. Box 36, Roseburg, Ore. DEC. 1979  
914 N.W. Hill Place.

APPLICANT - CLAIR MOCK  
1650 N.E. STEPHENS, ROSEBURG.  
LEGAL OWNER - BRUCE - MOCK PROPERTIES  
1650 N.E. STEPHENS, ROSEBURG.

APPROVALS

PLANNING COMM.

<i>Louis D. Allen</i>	1-14-80
PRESIDENT	DATE
<i>John J. Donah</i>	1-15-80
SECRETARY	DATE
<i>James E. Moore</i>	1-18-80
COUNTY SURVEYOR DEPUTY	DATE
<u>PUBLIC WORKS DIRECTOR</u>	
<i>J. Michael Foster</i>	1/14/80
	DATE



- Denotes 5/8" iron rods found
- " 5/8" iron rods set
- " 1 1/2" iron pipes set

PARCEL 1

The following described property in Lot 2, FRUITVALE ADDITION to Roseburg, in Section 12, T 27 S, R 6 W, W. M.:  
BEGINNING at a 5/8" iron rod at a southeasterly interior corner of the Bruce-Mock Properties as described in Instr. No. 76-03773 of Douglas County Records and from which the southeast corner of Lot 2, FRUITVALE bears N 89°36'30" W 46.50 ft. and S 0°24' E 295.02 ft.; thence N 89°36'30" W 46.50 ft. along the southerly line of said Bruce-Mock property to a 5/8" iron rod; thence S 0°24' E 15.72 ft. along the easterly line of said Bruce-Mock property; thence N 89°37'30" W (Record N 89°36'30" W) along the southerly line of said Bruce-Mock property 195.40 ft. to a 1-1/2" iron pipe; thence N 0°26' E 191.20 ft. to a 5/8" iron rod; thence S 89°34' E 186.00 ft. to a 1-1/2" iron pipe on the westerly relocated R/W line of U. S. Hwy. 99 (Oakland - Shady Hwy.), as described in Instr. No. 79-20382 of Douglas County Records dated December 26, 1979, being on the arc of a 759.3 Rb. curve to the left; thence along the arc of said curve, the chord of which bears S 14°21' E 41.63 ft. to a 1" aluminum cap at the P.S.C. of a spiral curve to the left; thence continuing along said R/W line on the line of said spiral curve, the chord of which bears S 19°48' E 129.70 ft. to a 5/8" iron rod on the easterly line of said Bruce-Mock property; thence S 0°24' E along the easterly line of said Bruce-Mock property 13.30 ft. to the point of beginning.

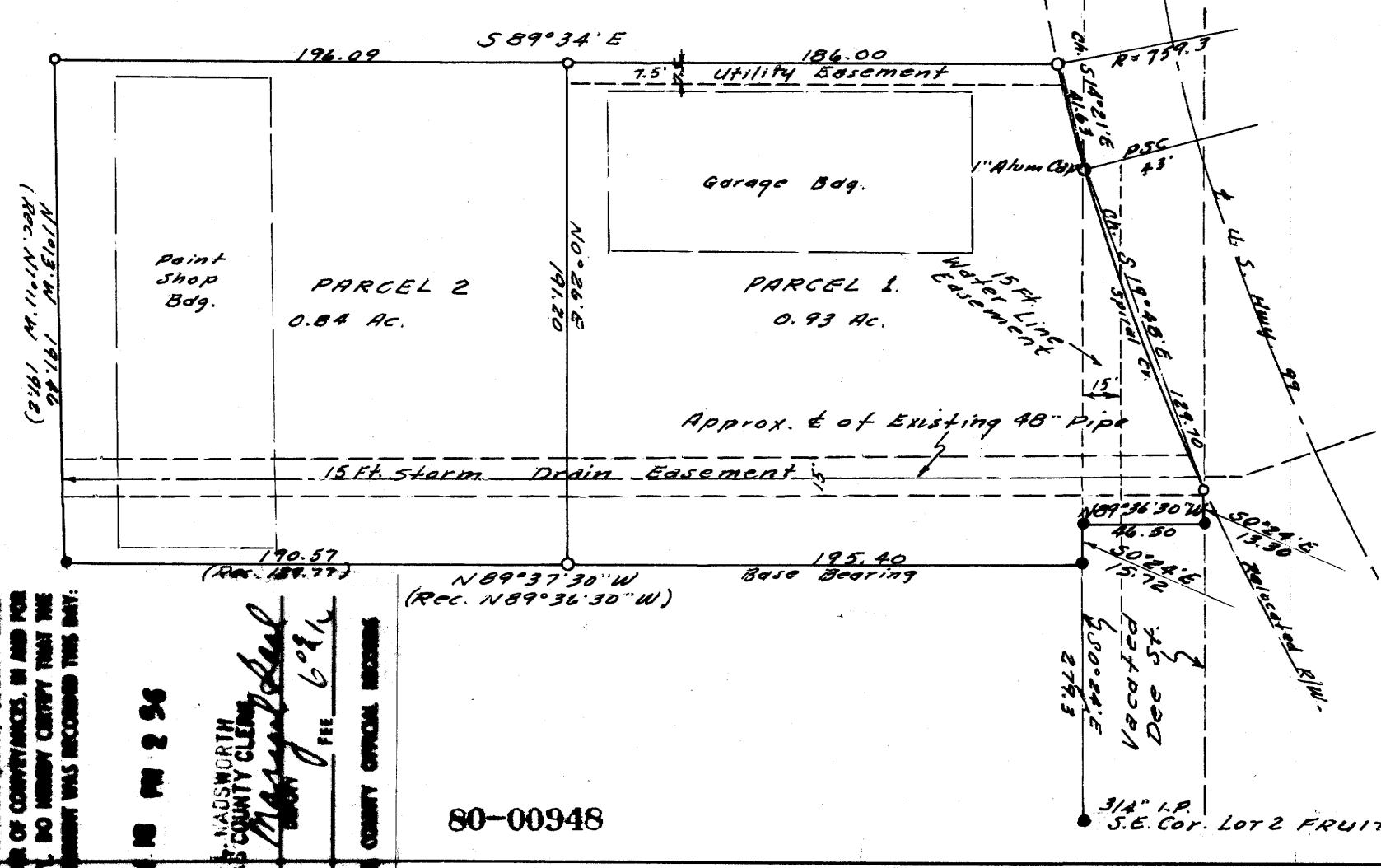
1. Subject to a utility easement across the northerly 7.5 ft. of said Parcel 1. Recorder's No. 79-20676.
2. Also, subject to a 15 ft. wide easement for an existing 48" storm drain pipe, granted to the City of Roseburg, Recorder's No. 79-20675, the centerline of which is described as follows: BEGINNING at a point on the easterly line of Parcel 1 which is 18 ft. northerly from the most easterly southeast corner of said Parcel 1; thence along the center of the existing drain pipe, as shown in its approximate location on the accompanying map, to the westerly line of Parcel 1.

PARCEL 2

The following described property in Lot 2, FRUITVALE ADDITION to Roseburg, in Section 12, T 27 S, R 6 W, W. M.:  
BEGINNING at a 1-1/2" iron pipe on the southerly line of the Bruce-Mock Properties as described in Instr. No. 76-03773 of Douglas County Records, from which the southeast corner of Lot 2, FRUITVALE ADDITION bears S 89°37'30" E 195.40 ft. and S 0°24' E 279.30 ft.; thence N 89°37'30" W 190.57 ft. (Record N 89°36'30" W 189.77 ft.) along the southerly line of said Bruce-Mock property to a 5/8" iron rod being on the easterly line of the U. S. Plywood Corp. property as described in Instr. No. 269363 of Douglas County Records; thence N 1°13' W (Record N 1°11' W) along the easterly line of said U. S. Plywood property 191.46 ft. (Record 191.2 ft.) to a 5/8" iron rod; thence S 89°34' E 196.09 ft. to a 5/8" iron rod; thence S 0°26' W 191.20 ft. to the point of beginning.

1. Together with a utility easement across the northerly 7.5 ft. of Parcel 1, Recorder's No. 79-20676.
2. Subject to a 15 ft. wide easement for an existing 48" storm drain pipe, granted to the City of Roseburg, Recorder's No. 79-20675, the centerline of which is described as follows: BEGINNING at a point on the easterly line of Parcel 2, thence along the center of the existing drain pipe, as shown in its approximate location on the accompanying map, to a point on the westerly line of Parcel 2 which is 33 ft. North of the southwest corner thereof.

\*\* Also, in Parcel 1, a water line easement, granted to the City of Roseburg, across the westerly 15 feet of vacated Dee Street, Recorder's No. 80-00581.



80-00948

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*W.S. Barnes*

OREGON  
MAY 21 1977  
WILLIAM S. BARNES  
1991

MAP FILE M 61-73

MAP FILE M 61-73

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, DONALD L. WASHINGTON, COUNTY CLERK  
AND RECORDS OF COURTESIES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
FORWARD INSTRUMENT WAS RECORDED THIS DAY:  
800 JAN 18 PM 2 56  
BY: MARYS WORTH  
DOUGLAS COUNTY CLERK  
No. 6024  
DOUGLAS COUNTY OFFICIAL RECORDS