

A MINOR LAND PARTITION in Block 3 & E 1/2 of vacated Hartong Ave., "UMPQUA PARK," in NW 1/4, Section 25, T27S, R6W, W.M.

PARTITIONER & OWNER:
Robert & Gloria Driver
1673 S.W. Kendall
Roseburg, Oregon 97470
673-6083

SURVEYOR:
BHW Engineering & Surveying, Inc.
1205 S.E. Court St.
Roseburg, Oregon 97470
673-0165

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

**FILED &
RECEIVED**

JAN 29 1980

**COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON**

DESCRIPTIONS:

PARCEL NO. 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 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 109.71 feet and S 89°11'16"E 165.13 feet; thence S 89°28'39"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°45'43"W 75.14 feet to a 5/8" iron rod in the centerline of the above said vacated Hartong Avenue; thence running along said centerline N 0°46'51"E 109.70 feet to the point of beginning and containing 0.189 acres of land, more or less.

Included with the above described parcel 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 the above said Lot 11, "ELLISON'S ACRES" 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 NO. 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 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 West 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 West line S 0°46'51" W 108.88 feet to a 5/8" iron rod; thence leaving said West line and running N 89°45'43" 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; thence S 89°28'39" E 90.00 feet to the point of beginning and containing 0.225 acres of land, more or less.

The North 12.5 feet of the above described parcel of land is subject to an easement.

PARCEL NO. 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 West 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 217.76 feet; thence along said West line S 0°46'51" W 100.00 feet to a 5/8" iron rod in the North line of Portland Avenue; thence along said North line N 89°51'13" W 135.12 feet to a 5/8" iron rod; thence leaving said North line and running 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 in the centerline of the above said vacated Hartong Avenue; thence along said centerline N 0°46'51" E 60.00 feet to a 5/8" iron rod; thence leaving said centerline and running S 89°45'43" E 165.14 feet to the point of beginning and containing 0.352 acres of land, more or less.

APPROVALS:

Keith L. Cubie 1/24/80
Planning Department Date

Francis L. Ingram 1-29-80
County Surveyor Date

*** NOTE. PRIOR TO ACTUAL SEWER SERVICE HOOKUPS TO THESE PARCELS, A CONSENT TO ANNEX FORM MAY BE REQUIRED BY THE CITY OF ROSEBURG.**

STATE OF OREGON) ss.
COUNTY OF DOUGLAS) ss.
I, DONALD L. WADSWORTH, COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, DO HEREBY CERTIFY THAT THE SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY.

1980 JAN 29 PM 4 01
DOUGLAS COUNTY CLERK
DONALD L. WADSWORTH
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

