

PAUL GREGORY

LAND PARTITIONING OF A PORTION OF LOT 7 PLAT "B" DEER CREEK ORCHARD TRACTS IN SEC. 16 T27S R5W W.M. SCALE 1" = 50' AUGUST 1979

PARTITIONER: NEEL F. & RITA A. SIMPSON 550 N. W. BETHEL, ROSEBURG, OR 97470 673-6024

FILED & RECEIVED MAR 24 1980

LEGAL OWNER: SAME NUMBER OF LOTS: 3

WATER: DIXONVILLE WATER SEWAGE: SEWAGE TO BE CONTAINED IN HOLDING TANKS PREPARED BY: BRUCE R. ROGERS, N. W. CALKINS RD., ROSEBURG, OR 97470

COUNTY SURVEYOR DOUGLAS COUNTY, ORE

DESCRIPTION: PARCEL #1

A parcel of land lying in Lot 7 Plat "B" Deer Creek Orchard Tracts, described as follows: Beginning at a 5/8" iron rod set in the center of a 40' access easement, from which point the section corner common to sections 15, 16, 21, & 22 T27S R5W W.M. bears north 149.00 feet & S11° 05' 13"E 2250.10 feet; thence north 120.49 feet to a point on the south line of that property described in Instrument No. 78-1538 Deed Records, Douglas County, Oregon; thence S 89° 50' 42"E along said south line 363.01 feet to a point in the east line of Kester Rd.; thence S 1° 30' 22"E 120.51 feet; thence S 89° 56' 20"E 360.05 feet to the P.O.B. & containing 1.002 acres of land more or less.

PARCEL #2

A parcel of land lying in Lot 7 Plat "B" Deer Creek Orchard Tracts, described as follows: Beginning at a 5/8" iron rod set in the center of a 40' access easement, from which point the section corner common to sections 15, 16, 21, & 22 T27S R5W W.M. bears north 149.00 feet & S 11° 05' 13"E 2250.10 feet; thence south 244.83 feet to a 5/8" iron rod; thence N 89° 49' 22"W 353.62 feet to a 5/8" iron rod set in the east R/W line of Kester Rd.; thence N 1° 30' 22"W along said east R/W line 244.83 feet to a 5/8" iron rod set in the centerline of said 40' easement; thence S 89° 50' 22"E 360.05 feet to the point of beginning & containing 2.006 acres of land more or less.

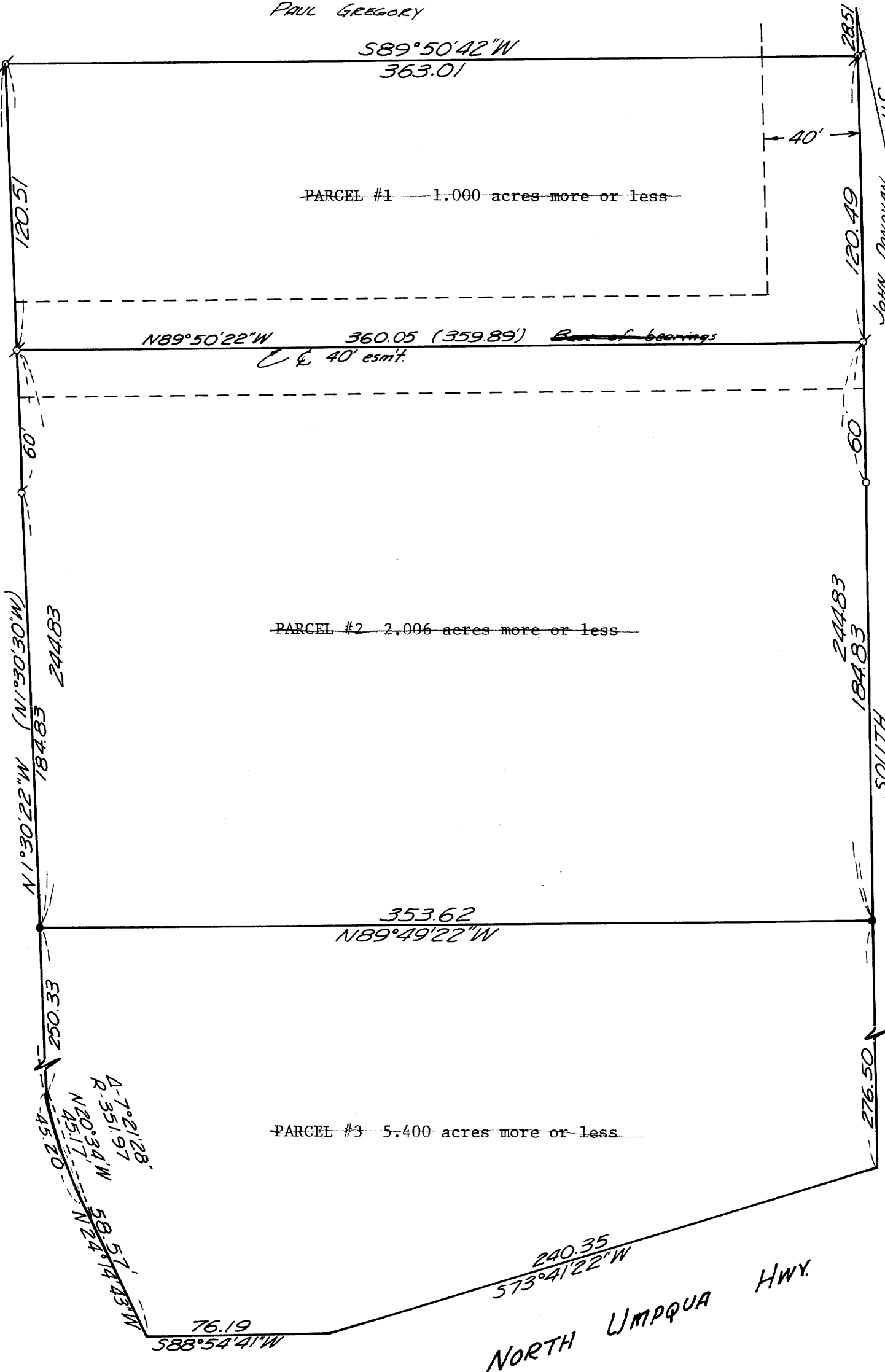
PARCEL #3

A parcel of land lying in Lot 7 Plat "B" Deer Creek Orchard Tracts, described as follows: Beginning at a 5/8" iron rod from which point the section corner common to sections 15, 16, 21 & 22 T27S R5W W.M. bears north 393.83 & S 11° 05' 13"E 2250.10 feet thence south 276.50 feet to a point in the northerly R/W line of relocated North Umpqua Highway; thence along said R/W line as follows: S 73° 41' 22"W 240.35 feet; S 88° 54' 41"W 76.19 feet; N 24° 14' 43"W 58.57 feet, & along the arc of a 351.97 foot radius curve right, (the long chord of which bears N 20° 34' 00"W) 45.20 feet to a point in the east R/W line of Kester Rd.; thence along said east R/W line N 1° 30' 22"W 250.33 feet to a 5/8" iron rod; thence S 89° 49' 22"E 353.62 feet to the point of beginning & containing 5.400 acres of land more or less.

PLANNING COMMISSION

SUBMITTED BUT NOT APPROVED

Parcels 1 & 2 subject to the 40' easement shown; said easement having been created in M.L.P. 75-13351.



PARCEL #1 1.000 acres more or less

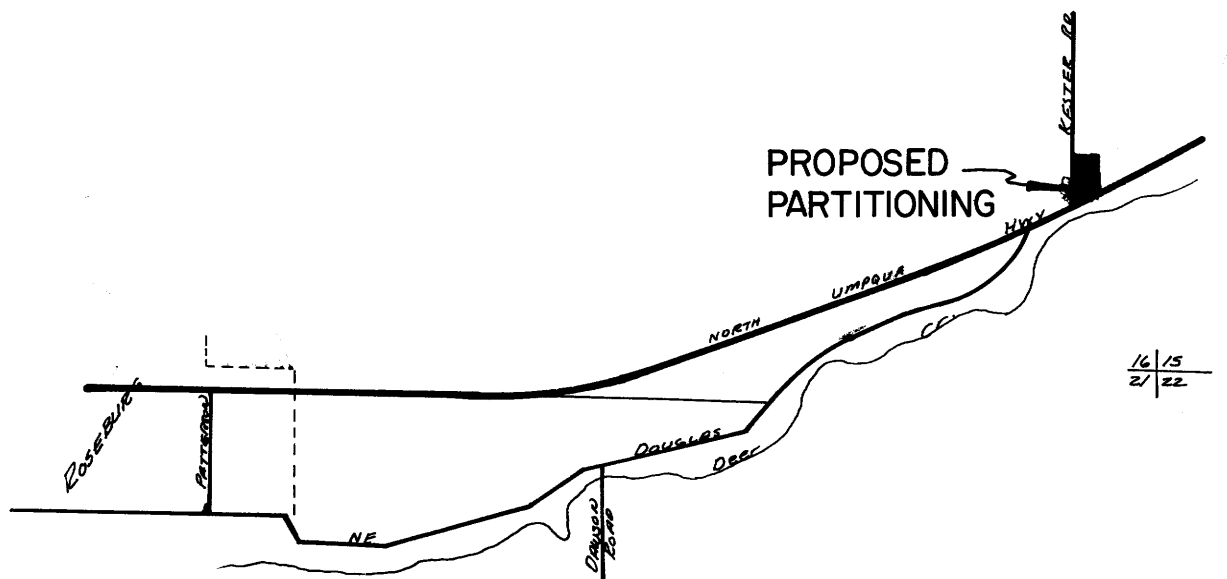
PARCEL #2 2.006 acres more or less

PARCEL #3 5.400 acres more or less

Legend

- Set 5/8" I.R.
○ Found 1/2" I.R.
⊕ Found 5/8" I.R.
⊙ Section corner of record

Bearings based on centerline of 40' easement N 89° 56' 20"W as per M.L.P. 75-13351. (C.S. FILE M 58-12)



VICINITY MAP SCALE 1" = 1600'

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

BRUCE R. ROGERS REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL SURVEYOR

MAP FILE M 82 - 56

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