

A MINOR LAID PARTITION

A portion of Lot 1, Block 1, "RONALD HEIGHTS" and lying in SE 1/4, Section 11, Township 27 South, Range 6 West, Willamette Meridian.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

PARTITIONER & OWNER: Marion D. and Edith Fletcher 170 Harvest Lane Roseburg, Oregon 97470 673-8347

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

FILED RECEIVED

MAY 13 1980

COUNTY SURVEYOR DOUGLAS COUNTY, OREGON

WATER: City of Roseburg
SEWER: North Roseburg Sanitary District
May 1980 Scale: 1" = 50'

DESCRIPTIONS: PARCEL 1

A parcel of land lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 1, Block 1, "RONALD HEIGHTS" as recorded in Volume 6, Page 76 in the Plat Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwest corner of the above said Lot 1, Block 1, "RONALD HEIGHTS"; thence along the Easterly right-of-way line of Crouch Street N 0° 36'30" E 180.00 feet to a 1" iron pipe at the Southwest corner of that property described in Volume 232, Page 933 in the Deed Records of Douglas County, Oregon; thence along the Southerly line of said property described in Volume 232, Page 933 S 89°34'50" E 94.92 feet to a 3/4" iron rod at the Southeast corner of said property, said point also being the Southwest corner of that property described in Volume 183, Page 405 in the Deed Records of Douglas County, Oregon; thence along the Southerly line of said property described in Volume 183, Page 405 S 89°34'50" E 18.58 feet to a 5/8" iron rod; thence leaving said Southerly line and running S 18°46'28" W 213.16 feet to a 5/8" iron rod in the Southerly line of the above said Lot 1, Block 1, "RONALD HEIGHTS"; thence along said Southerly line N 64°10'15" W 52.00 feet to the point of beginning and containing 0.36 acres of land, more or less.

EXCEPTING THEREFROM any portion lying within the County Road right-of-way.

PARCEL 2

A parcel of land lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 1, Block 1, "RONALD HEIGHTS" as recorded in Volume 6, Page 76 in the Plat Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod in the Southerly line of the above said Lot 1, Block 1, from which point the Southwest corner of said Lot 1, Block 1 bears N 64°10'15" W 52.00 feet; thence N 18°46'28" E 213.16 feet to a 5/8" iron rod in the Southerly line of that property described in Volume 183, Page 405 in the Deed Records of Douglas County, Oregon; thence along said Southerly and Easterly lines of said property described in Volume 183, Page 405 S 89°34'50" E 56.42 feet to a 5/8" iron rod and N 0°33'41" E 99.98 feet to a 5/8" iron rod in the Southerly right-of-way line of Black Place; thence along said Southerly right-of-way S 89°34'38" E 19.98 feet to a 5/8" iron rod at the Northwest corner of that property described in Volume 200, Page 330 in the Deed Records of Douglas County, Oregon; thence along the Westerly and Southerly lines of said property described in Volume 200, Page 330 S 0°32'59" W 139.98 feet to a 5/8" iron rod and S 89°27'02" E 69.45 feet to a 5/8" iron rod in the Easterly line of the above said Lot 1, Block 1; thence along said Easterly line as follows: S 1°15'09" E 19.76 feet to a 3/4" iron pipe, S 0°15'10" E 93.17 feet to a 1/2" iron pipe, S 89°47'42" W 40.00 feet to a 5/8" iron rod, S 0° 49'43" W 131.30 feet to a 5/8" iron rod in the Southerly line of said Lot 1, Block 1; thence along said Southerly line N 64° 10'15" W 192.23 feet to the point of beginning and containing 0.94 acres of land, more or less.

EXCEPTING THEREFROM any portion lying within the County Road right-of-way.

NARRATIVE: M.L.P. TO SEPARATE PARKING LOT CURRENTLY USED BY DUFFY'S RESTAURANT FROM TOTAL PARCEL.

APPROVALS:

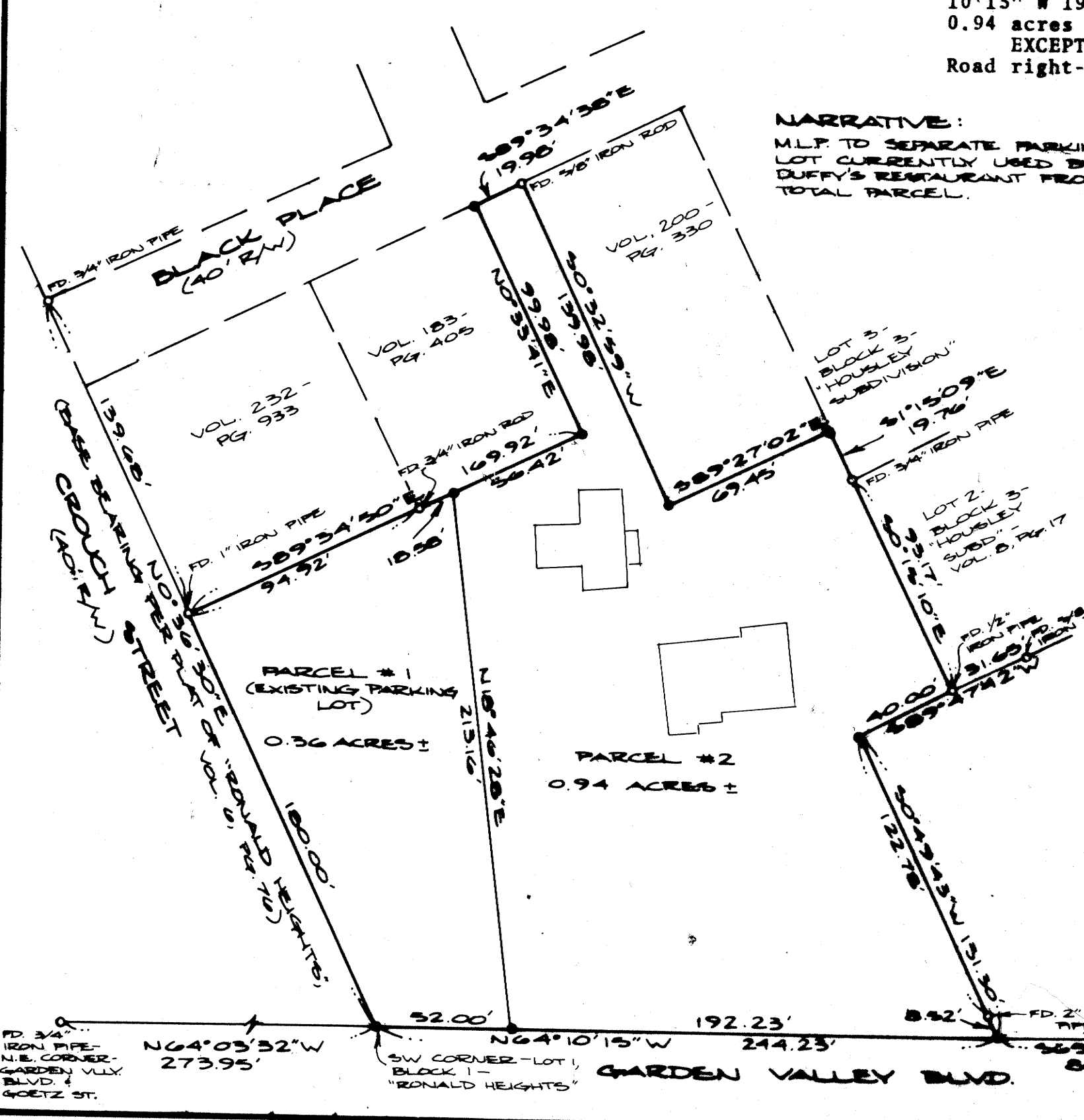
PLANNING COMMISSION:

Lois L. Allen 5/9/80 President Date

Pete Deit 5/12/80 Secretary Date

Adrian J. Bowke 5/12/80 Department of Public Works Date

Francis L. Anderson 5-13-80 Douglas County Surveyor Date



LEGEND: SET 5/8" IRON ROD, FOUND MONUMENT AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1966 DONALD A. BENTZ 839

80-06750