

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION
IN

S.E. 1/4 Section 12, T. 27 S., R. 6 W., W.M.
MAY 1980 SCALE 1"=50'

FILED &
RECEIVED JHM

JUN 2 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Owner & Partitioner: Terry Smith
1890 N.E. Stephens
Roseburg, Oregon 97470
672-2444

Number of Lots: 2

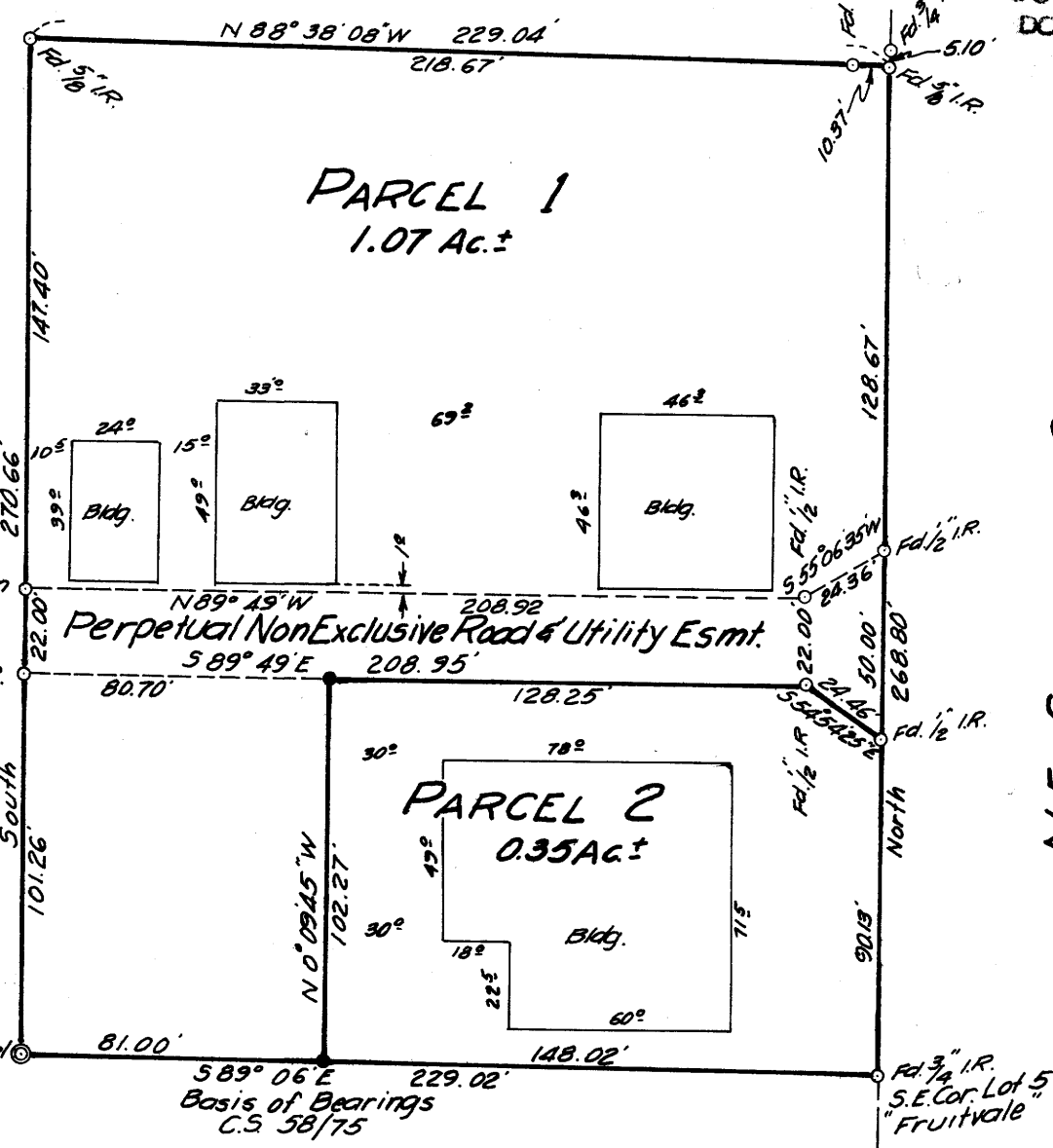
Water Supply: City of Roseburg

Sewer: City of Roseburg

Map Prepared By: Baughman Technical Services, Inc.
P.O. Box 222
Roseburg, Oregon 97470
673-0966

Descriptions: Parcel #1

Beginning at a 1/2" iron rod from which a 3/4" iron rod at the Southeast corner of Lot 5, Fruitvale Addition to the City of Roseburg, bears South 90.13 feet; thence N 54°54'25" W 24.46 feet to a 1/2" iron rod; thence N 89°49' W 128.25 feet to a 1/2" iron rod; thence S 0°09' 45" E 102.27 feet to a 1/2" iron rod; thence N 39°06' W 81.00 feet to a steel shaft; thence North 270.66 feet to a 5/8" iron rod; thence S 88°38'08" E 229.04 feet to a 5/8" iron rod; thence South 178.67 feet along the Westerly R/W of N.E. Stephens Street to the Point of Beginning.



N.E. STEPHENS ST.

TOGETHER with a perpetual non-exclusive road and utility easement described as follows:

Beginning at a 1/2" iron rod from which the Southwest corner of Lot 5, Fruitvale Addition to the City of Roseburg, bears South 90.13; thence N 54°54'25" W 24.46 feet to a 1/2" iron rod; thence N 89°49' W 208.95 feet to a 1/2" iron rod; thence North 22.00 feet to a nail set in concrete; thence S 89°49' E 208.92 feet to a 1/2" iron rod; thence N 55°06'35" E 24.36 feet to a 1/2" iron rod; thence South 50.00 feet along the Westerly R/W of N.E. Stephens Street to the Point of Beginning.

The parcel described contains 1.07 acres, more or less, in the Southeast 1/4 of Section 12, T. 27 S., R. 6 W., W.M., Roseburg Oregon.

Parcel #2

Beginning at a 3/4" iron rod at the Southeast corner of Lot 5, Fruitvale Addition to the City of Roseburg; thence N 89°06' W 148.02 feet to a 1/2" iron rod; thence N 0°09'45" W 102.27 feet to a 1/2" iron rod; thence S 89°49' E 128.25 feet to a 1/2" iron rod; thence S 54°54'25" E 24.46 feet to a 1/2" iron rod; thence South 90.13 feet along the Westerly R/W line of N.E. Stephens Street to the Point of Beginning.

The Parcel described contains 0.35 acres, more or less, in the Southeast 1/4 of Section 12, T. 27 S., R. 6 W., W.M., Roseburg, Oregon.

Narrative:

The purpose of this survey was to provide descriptions and monuments for the division of one parcel of property into two parcels. Sufficient monuments were in place to make the property division quite simple. The basis of bearing was that bearing established for the South line of Lot 5, Fruitvale Addition, as shown on CS 58/75

LEGEND

- Set 1/2" I.R.
- Fd. Mon. as Noted

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Groves

OREGON
MAY 10, 1987
GEORGE E. GROVES
397

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:

1980 JUN 2 PM 3 10

DOUGLAS COUNTY CLERK

BY *Mary L. Seal*
DEPUTY

No. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-07720

Approvals:

Lois L. Allen 5/30/80
Planning Commission--President Date

Pete Paul 5/30/80
Planning Commission--Secretary Date

Francis L. Ingram 6-2-80
County Surveyor Date

FM 5-224

Sh. Co. 8918