

# MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

IN LOT 137 TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.  
SW 1/4 SEC. 7 T. 27S. R. 5W. W.M. — SCALE: 1"=40' — JUNE 1980

FILED &  
RECEIVED

JUN 9 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Ⓟ

**PARTITIONER & LEGAL OWNER:**

Peter B. Serafin  
555 SE Main St.  
Roseburg, Oregon 97470  
672-5549

TOTAL NUMBER OF LOTS: One

WATER SUPPLY: City of Roseburg

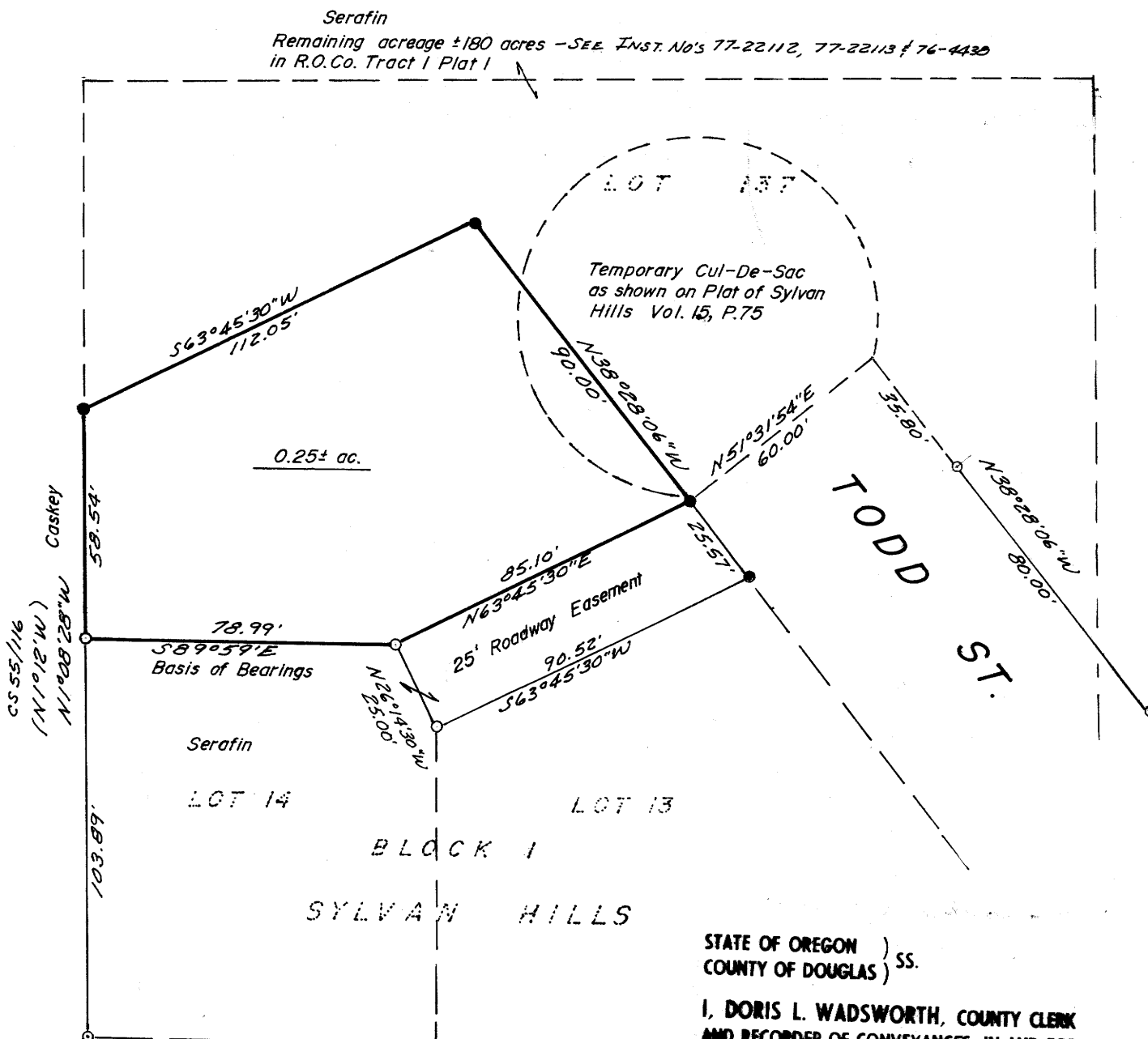
SEWAGE: North Roseburg Sanitary

**MAP PREPARED BY:**

A A Surveying Service, Inc.  
P.O. Box 454  
Roseburg, Oregon 97470  
672-2096

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eugene A. Bloom*  
OREGON  
MAY 13, 1980  
EUGENE A. BLOOM  
492



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 10 AM 8 42

DOUGLAS COUNTY CLERK  
BY *Mary L. Deul*  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

**LEGEND**

- — Point found, 5/8" iron rod
- — Set 5/8" x 30" iron rod

**NARRATIVE:**

The purpose of this survey is to partition a parcel of land out of a larger parcel and to set the corners and write a description. The field crew consisted of: Eugene A. Bloom, Darrell R. Jones and Marc Holt. The instruments used were: Lietz TM-6 Theodolite, K&E Auto Ranger EDM and steel chain. We found the corners as indicated on the annexed map. Using the North line of Lot 14, Block 1, Sylvan Hills, we extended the West line of said Block 1 58.54 feet. The easterly corners of the 25 foot easement were missing, we reset them from the Easterly margin of Todd Street, then set the north-east corner of the parcelization as shown on the annexed map.

**DESCRIPTION:**

That portion of Lot 137, Tract 1, Plat 1, Roseburg Orchards Company, Douglas County, Oregon, described as follows: Beginning at the Northwest corner of Lot 14, Block 1, Sylvan Hills, Douglas County, Oregon; thence along the northerly line of said Lot 14, South 89° 59' East 78.99 feet and North 63°45'30" East 85.10 feet to the most northerly corner of said Lot 14; thence North 38°28'06" West 90.00 feet; thence South 63°45'30" West 112.05 feet to a point which bears North 1°08'28" West of the point of beginning; thence South 1°08'28" East 58.54 feet to the point of beginning. SUBJECT TO that portion thereof lying within the boundaries of the temporary cul-de-sac as shown on the plat of Sylvan Hills, Douglas County, Oregon, containing 0.25 acres, more or less.

TOGETHERWITH a non-exclusive easement over and across that portion of Lot 14, Block 1, Sylvan Hills, Douglas County, Oregon, described as follows: Beginning at the most northerly corner of said Lot 14; thence South 38°28'06" East along the westerly line of Todd Street, 25.57 feet; thence South 63°45'30" West 90.52 feet; thence North 26°14'30" West 25.00 feet to a point on the northerly line of said Lot 14 which bears South 63°45'30" West 85.10 feet from the most northerly corner thereof; thence North 63°45'30" East 85.10 feet to the point of beginning.

80-08025

**APPROVALS:**

*Keith L. Cubic*  
DOUGLAS COUNTY PLANNING DEPARTMENT

6/6/80  
DATE

*Francis L. Ingram*  
DOUGLAS COUNTY SURVEYOR

6-9-80  
DATE

*Handwritten notes:*  
76-6-19-74  
MB3-74