

MINOR LAND PARTITIONING

A PORTION OF THE WEST ONE/HALF OF LOT 33, ROSEBURG ORCHARDS COMPANY, TRACT 1 PLAT 1 IN THE SOUTHEAST ONE/QUARTER OF SECTION 1 T27S R6W WM SCALE 1" = 40' DATE: JUNE 1, 1980

Bearings based on the East line of Shaner Engineering Survey M79-17 S 0° 17' 43" W

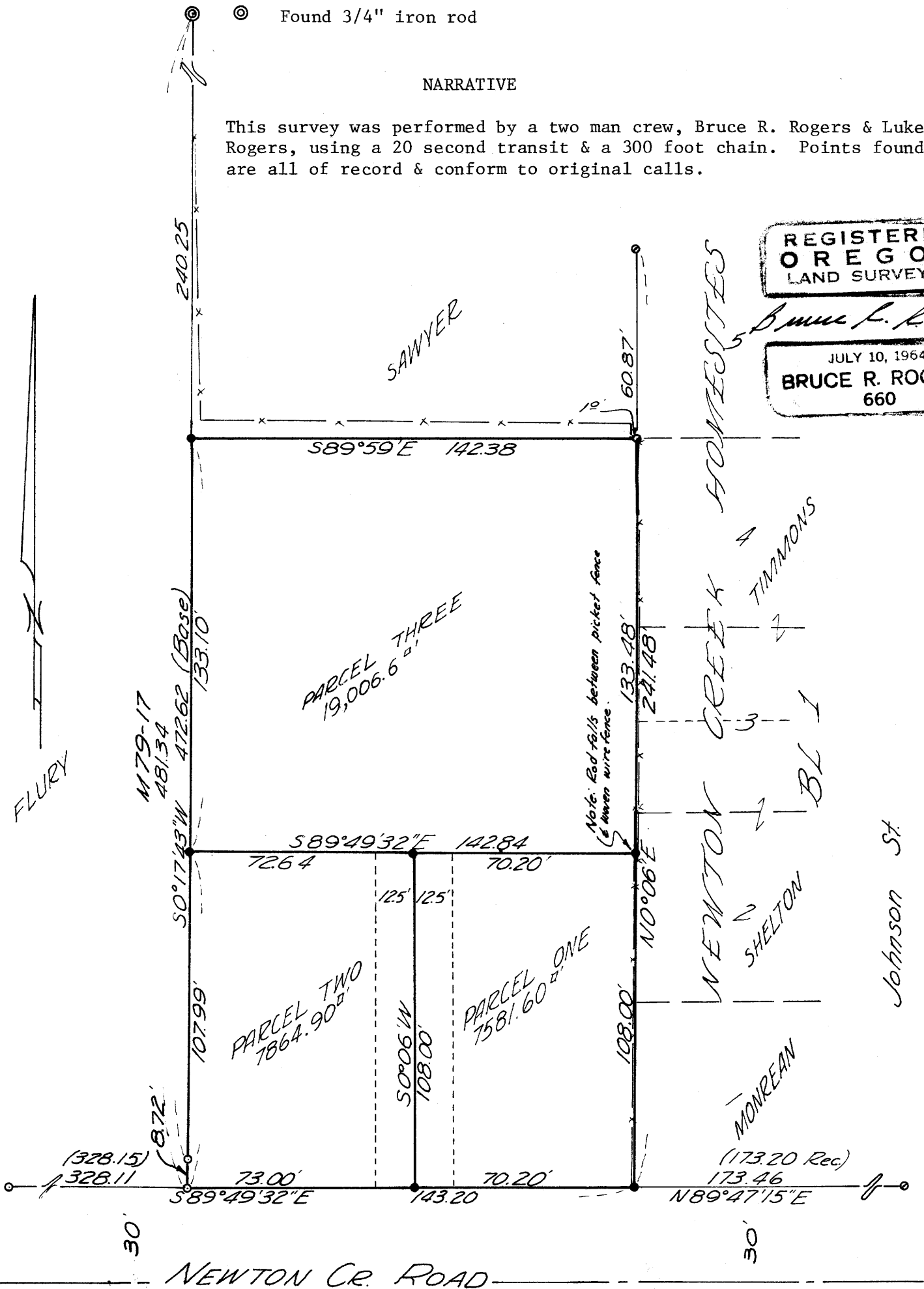
Road R/W width from Douglas County Public Works Dept., R/W line per fd. pins & M79-17

- Set 5/8" x 30" iron rod
- Set P. K. nail in concrete
- Found 5/8" iron rod with alm. cap
- Found 1/2" iron rod
- ⊙ Found 3/4" iron rod

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

NARRATIVE

This survey was performed by a two man crew, Bruce R. Rogers & Luke Rogers, using a 20 second transit & a 300 foot chain. Points found are all of record & conform to original calls.



REGISTERED OREGON LAND SURVEYOR  
 JULY 10, 1964  
 BRUCE R. ROGERS  
 660

PARTIONER: FRED EARWOOD  
1771 N. E. STEPHENS ST.  
ROSEBURG, OR 97470

FILED & RECEIVED

JUN 24 1980

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

LEGAL OWNER OF RECORD: RON STRICKLING  
802 WOODWILLOW DRIVE  
ROSEBURG, OR 97470  
673-6070

NO. OF PARCELS: 3

WATER: CITY OF ROSEBURG

SEWER: NORTH ROSEBURG SANITARY

SURVEYOR: BRUCE R. ROGERS  
N. W. CALKINS RD.  
ROSEBURG, OR 97470

PARCEL #1

Beginning at a 5/8" iron rod set in the North R/W Line of Newton Creek Road, County Road No. 84, from which point the S.W. corner of Block 2, Newton Creek Homesites, bears N 89° 47' 15" E 173.46 feet (record 173.20 feet); thence N 0° 06' E along the West Line of Block 1, Newton Creek Homesites 108.00 feet; thence N 89° 49' 32" W 70.20 feet; thence S 0° 06' W 108.00 feet to the North R/W Line of said road #84; thence S 89° 49' 32" E along said R/W line 70.20 feet to the P.O.B., said parcel being a portion of Lot 33 Roseburg Orchards Company, Tract 1, Plat 1 & containing 7,581.6 sq. feet more or less.

Said parcel is subject to an easement for ingress, egress & utility installations over the west 12.5 feet of said parcel, for the benefit of Parcel No. 3.

PARCEL #2

Beginning at a 5/8" iron rod set in the North R/W Line of Newton Creek Road, County Road No. 84, from which point the S.W. corner of Block 2, Newton Creek Homesites, bears N 89° 47' 15" E 173.46 feet (record 173.20 feet); thence N 89° 49' 32" W along said R/W line 70.20 feet to the true P.O.B.; thence N 0° 06' E 108.00 feet; thence N 89° 49' 32" W 72.64 feet to the East Line of the Flury Supply Company property as described in Vol. 441 Recorders No. 70-2475 Deed Records, Douglas County, Oregon; thence S 0° 17' 43" W along said East Line 107.99 feet to the North R/W Line of said road #84; thence S 89° 49' 32" E along said R/W line 73.00 feet to the true P.O.B., said parcel being a portion of Lot 33 Roseburg Orchards Company, Tract 1, Plat 1 and containing 7,864.90 sq. feet more or less.

Said parcel is subject to an easement for ingress, egress & utility installations over the East 12.50 feet of said parcel, for the benefit of Parcel No. 3.

PARCEL #3

Beginning at a 5/8" iron rod set in the North R/W Line of Newton Creek Road, County Road No. 84, from which point the S.W. corner of Block 2, Newton Creek Homesites, bears N 89° 47' 15" E 173.46 feet (record 173.20 feet); thence N 0° 06' E along the West line of Block 1 Newton Creek Homesites 108.00 feet to the true P.O.B.; thence continuing N 0° 06' E along said West line 133.48 feet to the S.W. corner of Lot 5 Block 1 said Newton Creek Homesites; thence N 89° 59' W 142.38 feet to a point on the East line of the Flury Supply Company property as described in Vol. 441 Recorders No. 70-2475 Deed Records, Douglas County Oregon; thence S 0° 17' 43" W along said East line 133.10 feet; thence S 89° 49' 32" E 142.84 feet to the true P.O.B., said parcel being a portion of Lot 33 Roseburg Orchards Company, Tract 1, Plat 1 & containing 19,006.6 sq. feet more or less.

Together with a 25 foot wide easement for ingress, egress & utility installations, the centerline of which is described as follows: beginning at a point on the North R/W line of said County Road #84, from which point the S.W. corner of Block 2 Newton Creek Homesites, bears S 89° 49' 32" E 70.20 feet & N 89° 47' 15" E 173.46 feet; thence N 0° 06' E 108.00 feet & there terminating.

APPROVALS:

Keith L. Cubic 6/19/80  
Planning Commission Date

Francis L. Ingram 6-24-80  
Douglas County Surveyor Date

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 24 AM 11 20

BY Mary J. Beal DEPUTY  
NO. FEE 6.00

80-08604

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M84-13

MAP FILE M84-13