

MINOR LAND PARTITION IN LOTS 2, 16 & 17 BLOCK 7 GARDEN HOMES SUBDIVISION IN THE N.W. 1/4 OF SECTION 14 T27S R6W W.M.

Scale 1" = 40'

June 21, 1980

Bearings based on the centerline of Whipple Avenue as per the plat of Garden Homes & M 41-27 S 45° 36' W.

R/W per M 41-27

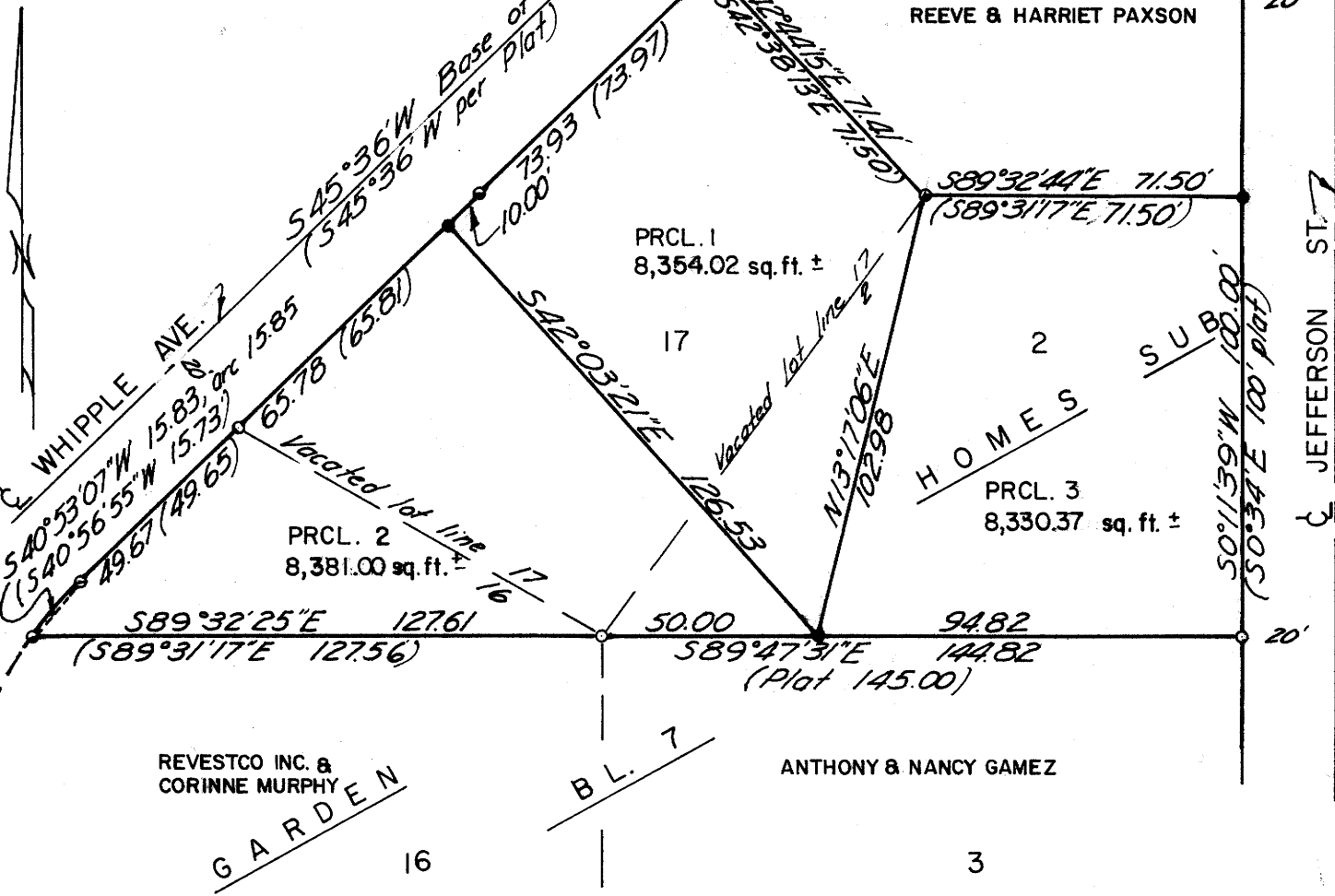
Brass cap bears S. 45° 36' W. 1.5 feet and S. 44° 24' E. 4.5 feet from the most northerly corner of Parcel 1, elev. 427.973.

Set brass cap in concrete

- FD. 1" I.P.
- FD. 3/4" I.P.
- SET 5/8" x 30" I.R.
- FD. 5/8" I.R.

✓ DENOTES RECORD, M 41-27 unless otherwise noted.

Elev. datum from City of Roseburg brass cap #17-3 Elev. 426.8831



NARRATIVE

Survey performed by Bruce Rogers and Luke Rogers, 20 second transit, 300' steel tape. Tied found monuments from transit and chain traverse. Set new corners with ties calculated from traverse. The corner between lots 1 and 17 on Whipple Ave. was proportioned between the southwest corner of Lot 17 and the P.C. of the curve connecting Whipple and Jefferson. I set the corner of lots 1 and 2 (Jefferson) at record distance from the found pipe at the southeast corner of lot 2. I found nothing north of that line to proportion to.

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

PARTITIONER & LEGAL OWNER: CHARLES O. & DOROTHY BAILEY
 373 MUSICAL LANE
 ROSEBURG, OR 97470

KERMAN A. & JOAN BENNETT
 2382 ESQUIRE DRIVE
 ROSEBURG, OR 97470

TOTAL NUMBER OF LOTS: 3

WATER SUPPLY & SEWER DISPOSAL: CITY OF ROSEBURG

MAP PREPARED BY: BRUCE R. ROGERS
 NW CALKINS RD.
 ROSEBURG, OR 97470

FILED
 RECEIVED
 JUL 9 1980
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

PARCEL #1

Beginning at the NW corner of Lot 2, Block 7, "Garden Homes Subdivision", Roseburg, Oregon; from which point the SW corner of said Lot 2 bears S 36° 21' 55" W 124.25 feet; thence N 42° 44' 15" W along the Northerly line of Lot 17 said Block 7 71.41 feet to the most Northerly corner of said Lot 17, said point being in the Easterly R/W line of Whipple Avenue; thence S 45° 36' W along said R/W line 83.93 feet; thence S 42° 03' 21" E 126.53 feet to a point in the Southerly line of said Lot 2, Block 7; thence N 13° 17' 06" E 102.98 feet to the P.O.B., said parcel being a portion of Lots 2 & 17, Block 7, said "Garden Homes Subdivision" & being in the NW 1/4 of Section 14 T27S R5W W.M. & containing 8,354.02 sq. feet of land, more or less.

PARCEL #2

Beginning at the SW corner of Lot 2, Block 7, "Garden Homes Subdivision", thence S 89° 47' 31" E along the South line of said Lot 2, Block 7 50.00 feet; thence N 42° 03' 21" W 126.53 feet to a point in the Easterly R/W line of Whipple Avenue; thence S 45° 36' W along said R/W line 115.45 feet thence continuing along said R/W line along the arc of a 96.31 foot radius curve left, (the long chord of which bears S 40° 53' 07" W) 15.85 feet; thence S 89° 32' 25" E 127.61 feet to the point of beginning, said parcel lying in Lots 2, 16, & 17, Block 7 said "Garden Homes Subdivision", & being in the NW 1/4 of Section 14 T27S R6W W.M. & containing 8,381.00 sq. feet of land, more or less.

PARCEL #3

Beginning at the NW corner of Lot 2, Block 7, "Garden Homes Subdivision"; thence S 13° 17' 06" W 102.98 feet to a point on the South line of said Lot 2; thence S 89° 47' 31" E along said South line 144.82 feet to the SE corner of said Lot; thence N 0° 11' 39" E along the East line of said Lot 2 & the West R/W line of Jefferson Street 100.00 feet to the NE corner of said Lot 2; thence N 89° 32' 44" W 71.50 feet to the point of beginning, lying in Lot 2, said "Garden Homes Subdivision", & being in the NW 1/4 of Section 14 T27S R6W W.M. & containing 8,330.37 sq. feet of land, more or less.

APPROVALS:

Keith L. Cubic
 Douglas County Planning Commission

7/3/80
 Date

Francis Lo Ingram
 Douglas County Surveyor

7-9-80
 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 JUL 10 AM 9 30

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK
 BY: *Mary L. Seal*
 DEPUTY
 NO. _____ FEE 6.00
 DOUGLAS COUNTY OFFICIAL RECORDS

80-09349

MAP FILE 184-34

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