

MINOR LAND PARTITION

SW 1/4 SE 1/4 SECTION 3, T. 28 S., R. 6 W., W. M.

PART OF LOT 4, ROSEBURG HOME ORCHARD TRACTS, PLAT H

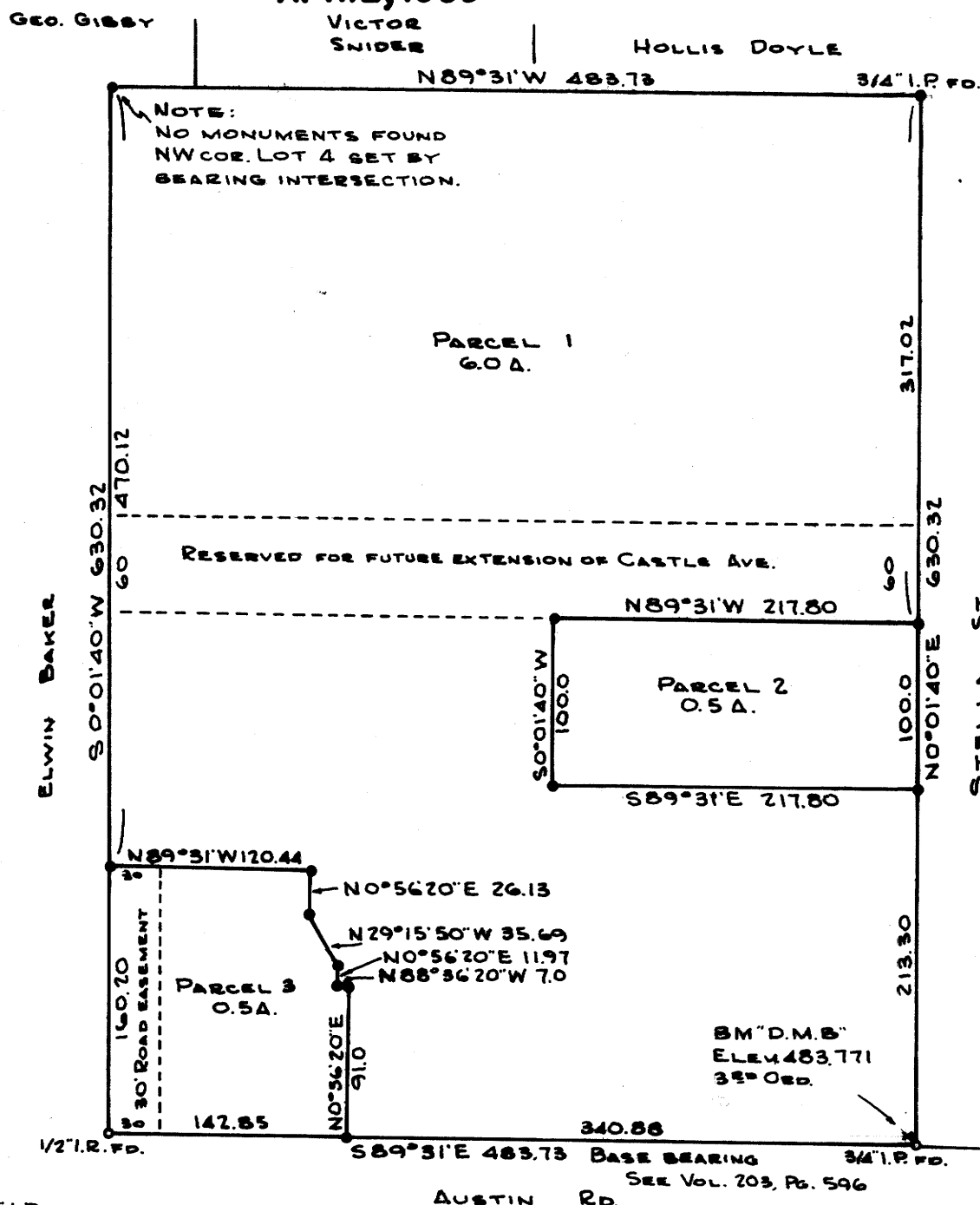
APRIL, 1980

SCALE 1" = 100'

FILED
RECEIVED

JUL 11 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



PARTITIONER

Name Douglas M. Briggs
Address 2462 S W Austin Road
Roseburg, Oregon
Phone 679 7013

LEGAL OWNER OF RECORD
Same as above
TOTAL NUMBER OF LOTS 3

WATER SUPPLY Roberts Creek Water District

SEWER DISPOSAL Green Sanitary District

MAP PREPARED BY

Name R. H. Gee
Address 914 Cleveland Rapids Road
Roseburg, Oregon
Phone 672 2727

APPROVALS:

Keith L. Cubic 6/16/80
Planning Commission date
Francis L. Ingan 7-11-80
County Surveyor date

NOTE:
BM 5' NORTH & 5' WEST
OF SE COR OF TRACT
BM SET FROM BM "BELL"
ELEV. 481.158 1979

LEGAL DESCRIPTION

Parcel 1

Beginning at a point on the north right of way line of Austin Road from which point the southeast corner of Section 3, T. 28 S., R. 6 W., W. M. bears S 88° 33' 12" E 1980.63 feet; thence N 0° 01' 40" E 213.30 feet along the west right of way line of Stella Street; thence N 89° 31' W 217.80 feet; thence N 0° 01' 40" E 100.00 feet; thence S 89° 31' E 217.80 feet to the west right of way line of Stella Street; thence N 0° 01' 40" E 317.02 feet along the west right of way line of Stella Street to the northeast corner of Lot 4, Roseburg Home Orchard Tracts, Plat H; thence N 89° 31' W 483.73 feet along the north line of said Lot 4; thence S 0° 01' 40" W 470.12 feet; thence S 89° 31' E 120.44 feet; thence S 0° 56' 20" W 26.13 feet; thence S 29° 15' 50" E 35.69 feet; thence S 0° 56' 20" W 11.97 feet; thence S 88° 36' 20" E 7.00 feet; thence S 0° 56' 20" W 91.00 feet to the north right of way line of Austin Road; thence S 89° 31' E 340.88 feet along the north right of way line of Austin Road to the place of beginning, all lying in Lot 4, Roseburg Home Orchard Tracts, Plat H, Section 3, T. 28 S., R. 6 W., W. M., Douglas County, Oregon.

Parcel 2

Beginning at a point on the west right of way line of Stella Street from which point the southeast corner of Section 3, T. 28 S., R. 6 W., W. M. bears S 0° 01' 40" W 213.30 feet and S 88° 33' 12" E 1980.63 feet; thence N 89° 31' W 217.80 feet; thence N 0° 01' 40" E 100.00 feet; thence S 89° 31' E 217.80 feet to the west right of way line of Stella Street; thence S 0° 01' 40" W 100.00 feet along the west right of way line of Stella Street to the place of beginning, all lying in Section 3, T. 28 S., R. 6 W., W. M., Douglas County, Oregon.

Parcel 3

Beginning at a point on the north right of way line of Austin Road from which point the southeast corner of Section 3, T. 28 S., R. 6 W., W. M. bears S 89° 31' E 340.88 feet and S 88° 33' 12" E 1980.63 feet; thence N 0° 56' 20" E 91.00 feet; thence N 88° 36' 20" W 7.00 feet; thence N 0° 56' 20" E 11.97 feet; thence N 29° 15' 50" W 35.69 feet; thence N 0° 56' 20" E 26.13 feet; thence N 89° 31' W 120.44 feet; thence S 0° 01' 40" W 160.20 feet to the north right of way line of Austin Road; thence S 89° 31' E 142.85 feet along the north right of way line of Austin Road to the place of beginning, all lying in Section 3, T. 28 S., R. 6 W., W. M., Douglas County, Oregon. SUBJECT TO a 30 foot roadway easement over and across the west 30 feet of the above described parcel.

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 11 AM 11 05

BY *Mary L. Deal*
DEPUTY COUNTY CLERK
NO. _____ FEE *4.00*

DOUGLAS COUNTY OFFICIAL RECORDS

80-09447

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. H. Gee

OREGON
SEPTEMBER 23, 1977
R. H. GEE
1191