

MINOR LAND PARTITION

IN BLOCK 9, THIRD BROOKSIDE ADDITION TO ROSEBURG

NE 1/4, SEC. 20, T. 27 S, R. 5 W, W.M.

DOUGLAS COUNTY, OREGON

NOV. 1980

SCALE: 1"=50'

PARTITIONER: KENNETH L. FALWELL
3333 DOUGLAS AVE.
ROSEBURG, OREGON 97470
PHONE 672-4382

OWNER: CHARLES W. NEAL
RT. 1 BOX 200
ROSEBURG, OREGON 97470

NO. PARCELS: 2

WATER SUPPLY: DIXONVILLE WATER ASSOCIATION

SEWER: SEPTIC TANK & DRAINFIELD

SURVEYOR: RODERICK B. KIMBERLING
% ALPHA & OMEGA ENGINEERS, INC.
1622 N.E. VINE STREET
ROSEBURG, OREGON 97470
PHONE: 673-0823



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED BS
RECEIVED

NOV 25 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS
NO-16571

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

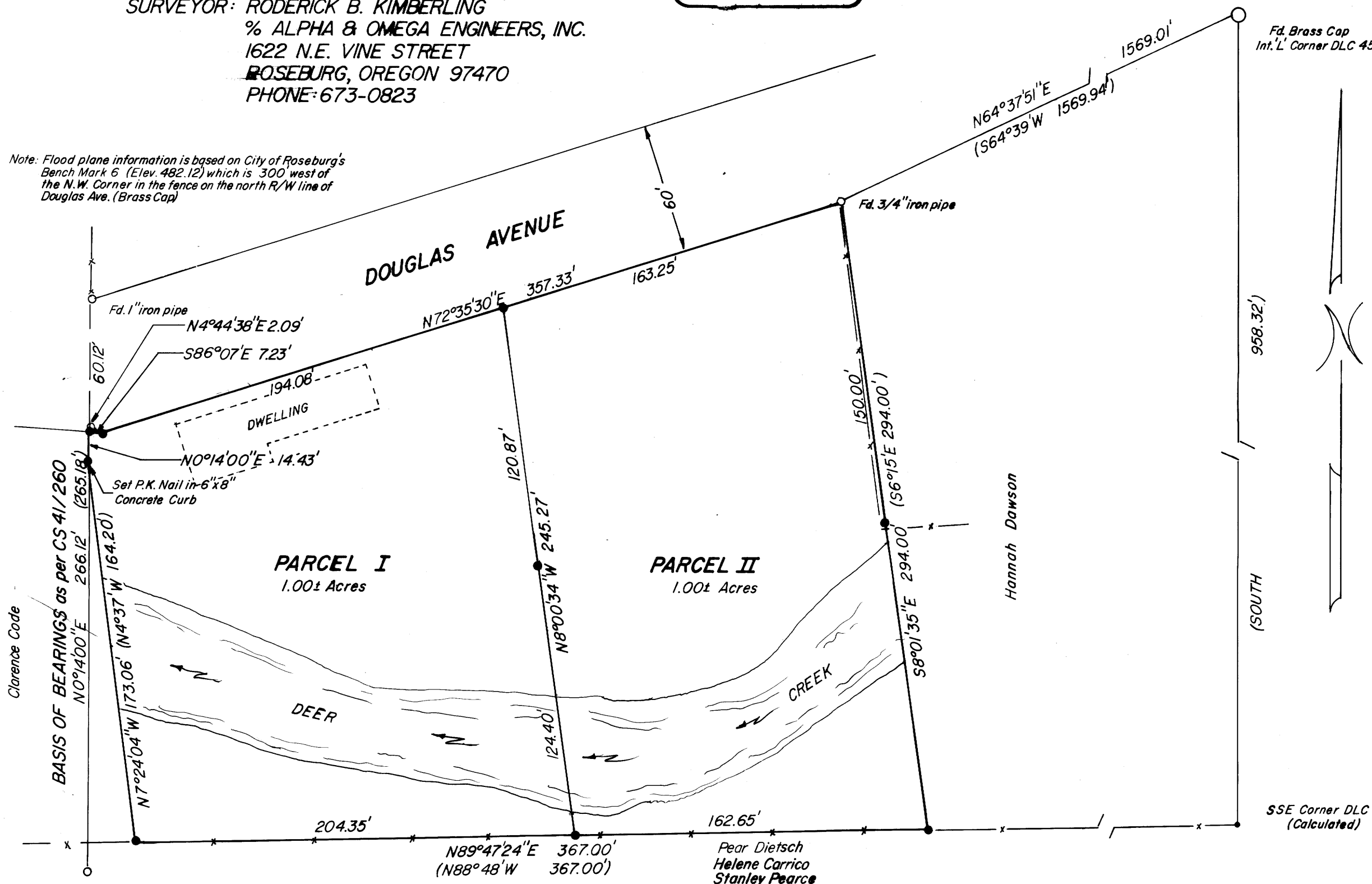
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

DESCRIPTIONS

PARCEL I Beginning at a 5/8" iron rod on the southerly Right of Way line of Douglas Ave. from which the Interior L. Corner of D.L.C. 45, Sec. 21, T27S, R5W, W.M., bears N72°35'30"E 163.25 ft. and N64°37'51"E 1569.01 ft.; thence leaving said Right of Way, S8°00'34"E 245.27 ft. to a 5/8" iron rod on the South boundary of the Third Brookside Addition to Roseburg; thence along said boundary, S89°47'24"W 204.35 ft. to a 5/8" iron rod; thence leaving said boundary, N7°24'04"W 173.06 ft. to a P.K. Nail; thence N0°14'00"E 14.43 ft. to a 5/8" iron rod on the southerly Right-of-Way line of Douglas Ave.; thence along said Right-of-Way line S86°07'00"E 7.23 ft. to a 5/8" iron rod; thence N72°35'30"E 194.08 ft. to the point of beginning, containing 1.00 acres more or less, all situated in Block 9, Third Brookside Addition to Roseburg, Sec. 20, T27S, R5W, W.M., Douglas County, Oregon.

PARCEL II Beginning at a 3/4" iron pipe on the southerly Right of Way line of Douglas Ave. from which the Interior L. Corner of D.L.C. 45, Sec. 21, T27S, R5W, W.M., bears N64°37'51"E 1569.01 ft.; thence leaving said Right of Way, S8°01'35"E 294.00 ft. to the South boundary of the Third Brookside Addition to Roseburg; thence along said boundary, S89°47'24"W 162.65 ft. to a 5/8" iron rod; thence leaving said boundary, N8°00'34"W 245.27 ft. to a 5/8" iron rod on the southerly Right of Way line of Douglas Ave.; thence along said Right of Way, N72°35'30"E 163.25 ft. to the point of beginning, containing 1.00 acres more or less, all situated in Block 9, Third Brookside Addition to Roseburg, Sec. 20, T27S, R5W, W.M., Douglas County, Oregon.

Note: Flood plane information is based on City of Roseburg's Bench Mark 6 (Elev. 492.12) which is 300 west of the N.W. Corner in the fence on the north R/W line of Douglas Ave. (Brass Cap)



NARRATIVE

The purpose of this survey is to partition the lands described in Vol. 228 Pg. 637 of the Deed Records of Douglas County, Oregon into two 1.00 acres parcels. The North line of the property fronts Douglas Ave. The 1" iron pipe on the North Right of Way line and the 3/4" iron pipe on the South R/W line are used to control Douglas Ave. which is allowed 60 ft. of Right of Way. The South line of the property determined (by deed) to be on the south boundary of the Third Brookside Addition to Roseburg. The said south boundary is determined to also be the south line of DLC 45 by the survey recorded as C.S. 37190 at the Douglas County Surveyor's Office. To establish the south line, the Interior L. Corner of D.L.C. 45 and record bearing and distance to the S.S.E. Corner, D.L.C. 45 is used, which measures to an old fence that bears westerly. The old fence line is used to establish the bearing of the south line. The calculated S.S.E. Corner, D.L.C. 45 and record distance per deed 76-01943, Deed Records of Douglas County, Oregon is used to establish the Southwest Corner. The record distance controls the bearing on the east line, intersecting the south line per bearing-distance intersect to establish the Southeast Corner. The Northwest Corner and the angle point in the west line is established per Survey C.S. 41/260, described in Vol. 235, Pg. 555, Deed Records of Douglas County, Oregon.

APPROVALS

Keith D. Cubic 11/19/80
Planning Commission Date

Francis L. Ingram 11-25-80
County Surveyor Date

LEGEND

- Found 1" iron rod unless noted
- Found Brass Cap
- Calculated, not found or set
- Set 5/8" x 30" iron rod unless noted
- () Record Information
- x — Fence

MAP FILE M 85 - 4

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