

MINOR LAND PARTITIONING
PART OF LOT 7,
EDENBOWER ORCHARD TRACTS
IN SECTION 1, T27S, R6W, W.M. (N.W. 1/4)

SCALE: 1"=50' DATE: SEPTMEMBER 20, 1980

BEARINGS BASED ON THE SOUTH LINE OF WEST BRAE
SUBDIVISION

- Denotes found 5/8" iron rod per MLP 79-18253
- Denotes found 5/8" iron rod per West Brae Subdivision
- Set 5/8" iron rod

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 OCT 7 PM 3 50

BY Maryl Deal
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-14177

OWNER & PARTITIONER: Gordon D. Brown and Marion E. Brown
3400 N. W. Broad Street
Roseburg, Oregon 97470
672-1884

NO. OF LOTS: 3
WATER: City of Roseburg
SEPTIC: North Roseburg Sanitary District

SURVEYOR: Bruce R. Rogers
N. W. Calkins Road
Roseburg, Oregon 97470

FILED &
RECEIVED
OCT 7 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 1:

A parcel of land lying in Lot 7, Edenbower Orchard Tracts, in Section 1, T27S, R6W, W.M. and more fully described as beginning at a point in the south line of West Brae Subdivision as said plat is filed in Vol. 16, Page 42 Plat Records, Douglas County, Oregon, from which point the southeast corner of Lot 1, Block 2 of said West Brae Subdivision bears S 89° 58' 37" E 100.00 feet; thence S 0° 00' 42" W 150.00 feet; thence N 89° 58' 16" W 75.00 feet; thence N 0° 00' 42" E 150.00 feet to a point on the south line of said West Brae Subdivision; thence S 89° 58' 37" E 75.00 feet to the point of beginning and containing 0.258 acres of land more or less.

Together with an easement for ingress, egress and utility installations, 25 feet in width, the north line of which is described as follows: Beginning at a point on the west line of Broad Street from which the south east corner of Lot 1, Block 2, said West Brae Subdivision bears N 0° 00' 43" E 150.00 feet; thence N 89° 59' 16" W 175.00 feet.

PARCEL 2:

A parcel of land lying in Lot 7, Edenbower Orchard Tracts, in Section 1, T27S, R6W, W.M. and more fully described as beginning at a point in the south line of West Brae Subdivision as said plat is filed in Vol. 16, Page 42 Plat Records, Douglas County, Oregon, from which point the south east corner of Lot 1, Block 2 of said West Brae Subdivision bears S 89° 58' 37" E 100.00 feet; thence S 0° 00' 42" W 75.00 feet; thence S 89° 58' 37" E 100.00 feet to a point on the west right of way line of Broad Street; thence N 0° 00' 43" E along said right of way line 75.00 feet to the south east corner of said Lot 1, West Brae Subdivision; thence N 89° 58' 37" W along the south line of said West Brae Subdivision 100.00 feet to the point of beginning and containing 0.1722 acres of land more or less.

PARCEL 3:

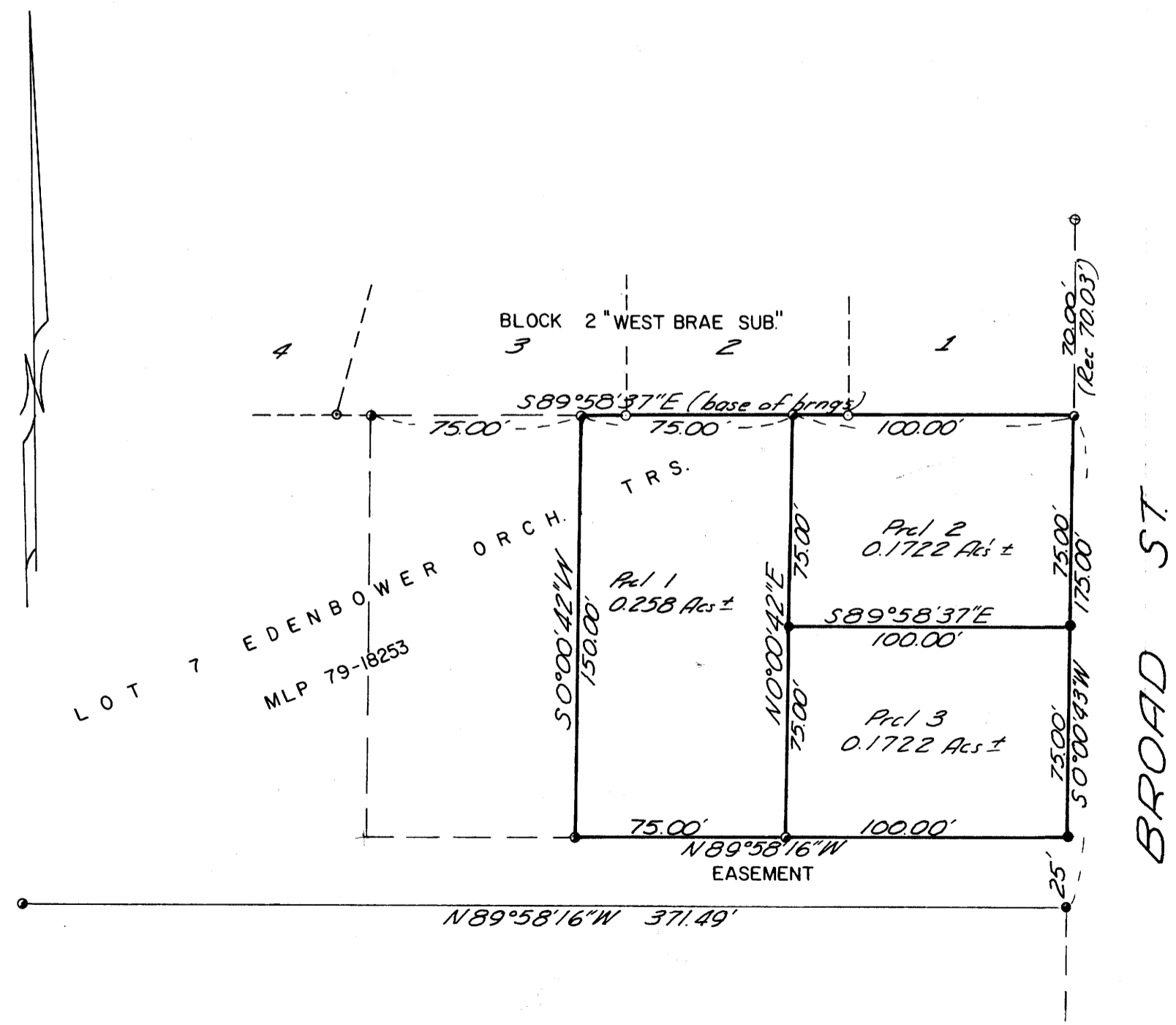
A parcel of land lying in Lot 7, Edenbower Orchard Tracts, in Section 1, T27S, R6W, W.M. and more fully described as beginning at a point in the south line of West Brae Subdivision as said plat is filed in Vol. 16, Page 42 Plat Records, Douglas County, Oregon, from which point the south east corner of Lot 1, Block 2 of said West Brae Subdivision bears S 89° 58' 37" E 100.00 feet; thence S 0° 00' 42" W 75.00 feet to the true point of beginning; thence continuing S 0° 00' 42" W 75.00 feet; thence S 89° 58' 16" E 100.00 feet to a point on the west line of Broad Street; thence N 0° 00' 43" E along said west line 75.00 feet; thence N 89° 58' 37" W 100.00 feet to the true point of beginning and containing 0.1722 acres of land more or less.

NARRATIVE: Survey performed by Bruce R. and Luke Rogers, using a 30 second transit and a 300 foot steel chain. Boundaries determined from found rods per West Brae Subdivision and Minor Land Petition #79-18253, M80-59, substantial road and sewer work has been performed since the original surveys were made, accounting for the slight discrepancies in the east line of this survey.

APPROVALS:

Keith L. Cubic
Planning Commission
Bruce R. Rogers
County Surveyor DEPUTY

9/30/80
Date
10/7/80
Date



MAP FILE M 85-59

MAP FILE M 85-59

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660