

LEGEND:
O FD. MONUMENT AS NOTED
● SET 5/8" X 30" IRON ROD

WATER: CITY OF ROSEBURG
SEWER: CITY OF ROSEBURG

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold L. Ball
OREGON
DEPT. 23, 1977
HAROLD L. BALL
1123

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 8 AM 11 30

SCALE: 1"=100'
AUGUST, 1980

Mary Deibel
DEPUTY

FEE *6.00*

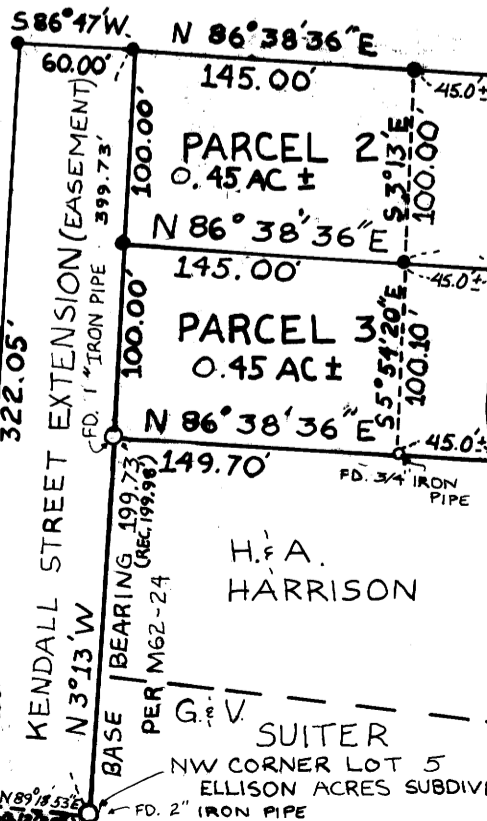
DOUGLAS COUNTY OFFICIAL RECORDS

80-14204

HOUSE

BARN

PARCEL 1
5.9 AC. ±



A MINOR LAND PARTITION in the SW 1/4 Section 24, Township 27 South,
Range 6 West, Willamette Meridian

PARTITIONER:
Billie G. & Delphine A Swinford
1254 Southwest Kendall
ROSEBURG OR 97470
Phone: 673-5746

SURVEYOR:
BHW Engineering & Surveying
1205 Southeast Court
ROSEBURG OR 97470
Phone: 673-0165
Harold Ball L.S.

FILED
RECEIVED
OCT 8 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL ONE:

A parcel of land being a portion that property described in Instrument No. 65-7653 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the east line of Kendall Avenue Extension from which point a 2" iron pipe at the Northwest Corner of Lot 5, "ELLISON'S ACRES SUBDIVISION" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears S 3°13' E 399.73 feet; thence S 86°47' W 60.00 feet to a 5/8" iron rod in the West Line of said KENDALL STREET EXTENSION; thence along said West Line as follows: S 3°13' E 322.05 feet to a 5/8" iron rod, N 89°44'50" W 10.02 feet to a 5/8" iron rod, and S 3°13' E 50.00 feet to a 5/8" iron rod in the North Line of that property described in Instrument No. 74-256 in the Circuit Court Records of Douglas County, Oregon; thence along said North Line N 89°44'50" W 93.25 feet, more or less, to the Easterly right-of-way line of the Interstate V Freeway; thence Northerly along said Easterly right-of-way line to a 5/8" iron rod opposite P.S.C. Station 2578+33.38; thence continuing along said right-of-way line Southeasterly to the South Umpqua River; thence Southerly along said South Umpqua River to a point which bears N86°38'36"E 190.00 feet, more of less, to the point of beginning and containing 5.9 acres of land, more or less.

PARCEL TWO:

A parcel of land being a portion that property described in Instrument No. 65-7653 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at 5/8" iron rod on the East Line of KENDALL STREET EXTENSION from which point a 2" iron pipe at the Northwest Corner of Lot 5, "ELLISON'S ACRES SUBDIVISION" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears S 3°13' E 299.73 feet; thence along said East Line N 3°13' W 100.00 feet to a 5/8" iron rod; thence N86°38'36"E 145.00 feet to a 5/8" iron rod; thence continuing N86°38'36"E 45 feet, more or less, to the South Umpqua River; thence Southerly along said South Umpqua River to a point which bears N86°38'36" E from said point of beginning; thence S86°38'36"W 190.00 feet, more or less, to the point of beginning and containing 0.45 acres of land, more or less.

PARCEL THREE:

A parcel of land being a portion that property described in Instrument No. 65-7653 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the East Line of KENDALL STREET EXTENSION from which point a 2" iron pipe at the Northwest Corner of Lot 5, "ELLISON'S ACRES SUBDIVISION" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon bears S3°13' E 199.73 feet; thence along said East Line N3°13' W 100.00 feet to a 5/8" iron rod; thence N86°38'36"E 145.00 feet to a 5/8" iron rod; thence continuing N86°38'36"E 45 feet, more or less, to the South Umpqua River; thence Southerly along said South Umpqua River to a point which bears N 86°38'36" E from said point of beginning; thence along the Northerly line of that property described in Instrument No. 209050 in the Deed Records of Douglas County, Oregon S 86°38'36" W 200 feet, more or less, to the point of beginning and containing 0.45 acres of land, more or less.

KENDALL STREET EXTENSION-(for possible future dedication)

A parcel of land 60 feet in width being a portion of that property described in Instrument No. 65-7653 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 2" iron pipe being the Northwest Corner of Lot 5, "ELLISON'S ACRES SUBDIVISION" as recorded in Volume 7, Page 41 in the Plat Records of Douglas County, Oregon; thence along the North Line of Kendall Street as presently dedicated S89°18'53"W 60.12 feet to a 3/4" iron pipe; thence N3°13'W 397.08 feet to a 5/8" iron rod; thence N86°47'E 60.00 feet to a 5/8" iron rod; thence S3°13'E 399.73 feet to the point of beginning.

NARRATIVE:

Survey accomplished by random traverse to establish control to the existing monuments as shown. Acreage shown represents only that area enclosed by the West edge of South Umpqua River as scaled. Crew consisted of Harold Ball, Greg Lang, and Bob Orton. Equipment used was a Leitz Theodolite and Mac IE EDM. Computations by Romey Ware and drafting by Theresa Swinford. Reference Surveys were CS 51/301 and M62-24. Reference deed was Instrument No. 65-7653.

APPROVALS

DATE:

(Planning Dept.)

Keith L. Cubie

10/6/80

(County Surveyor)

Gregory C. Zuehl DEPUTY

10/8/80

DESCRIPTION OF BENCHMARK:

A 2" Brass Cap with concrete base with coffee can around, stamped "Theresa 1980, L.S. NO. 1123, 452.22'. 0.1 mile East on Portland Avenue; 0.35 miles North on Kendall; 20 feet North of North edge of bike trail; 10 feet West of West edge of asphalt turnout on Kendall. Based on Benchmark marked "Driver 1979, L.S. 1005, 452.62'. 0.1 mile North From Intersection of Portland and Kendall Ave. and East 145 feet along property line.