

MAJOR LAND PARTITION IN SW 1/4 OF SECTION 6, T27S, R5W, W.M.

COUNTY SURVEYORS FILE DATA
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OCT 23 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARTITIONER & OWNER:

Name: Wayne D. Lemley
Address: 1162 N.E. Ridge Ave.
ROSEBURG OR 97470
Phone: 673-8618

WATERLINE EASEMENT "A"

Lot 1, FIRST ADDITION to Rose Heights, Douglas County, Oregon, less and except the North 60 feet, thereof.

TOTAL NUMBER OF LOTS: Three

WATER SUPPLY: City of Roseburg
SEWER SUPPLY: North Roseburg Sanitary District

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

MAP PREPARED BY:

AA Surveying Service, Inc.
P. O. Box 454
ROSEBURG OR 97470
672-2096

WATERLINE EASEMENT "B"

Beginning at the southeast corner of Lot 1, FIRST ADDITION to Rose Heights, as recorded in Volume 12, Page 50, Plat Records of Douglas County, Oregon; thence N 0°43'49" W along the east line of said FIRST ADDITION to Rose Heights, 19.77 feet; thence S 89°17'37" E 35.07 feet and S 0°32'16" E 51.30 feet and N 89°34' E 190.93 feet and S 0°17'39" E 25.00 feet and S 89°34' W 112.69 feet and N 0°17'39" W 5.00 feet and S 89°34' W 98.16 feet and N 0°32'16" W 50.93 feet and N 89°17'37" W 15.00 feet and N 0°43'49" W 1.00 feet to the Point of Beginning, situated in Section 6, T. 27 S., R. 5 W., W.M.

DESCRIPTIONS:

PARCEL #1:

Beginning at a 5/8" iron rod, from which the northeast corner of Lot 7, Block 2 of Rose Heights, as recorded in Volume 11, Page 56 Plat Records of Douglas County, Oregon, bears N 89°34' E 294.90 feet; thence N 0°17'39" W 128.80 feet to a 5/8" iron rod; thence S 89°34' W 98.24 feet to a 5/8" iron rod on the east boundary of the lands described in Douglas County Recorder's No. 79-00834; thence along the east and south boundary of said described lands, S 0°32'16" E 49.10 feet to a 1/2" iron rod and S 89°34' W 15.00 feet to a 5/8" iron rod, at the northeast corner of the King & Carole Moore lands; thence S 0°32'16" E along the east boundary of said Moore lands, 79.70 feet to a 5/8" iron rod at the southeast corner thereof; thence N 89°34' E along the north boundary of Block 2 of said Rose Heights 112.69 feet to the Point of Beginning, situated in Section 6, T. 27 S., R. 5 W., W.M., containing 0.32 acres, more or less.

ROAD EASEMENT "A"

As recorded in Douglas County Recorder's No. 66.4559.

SUBJECT TO a waterline easement being the north 20 feet of this description and being more fully described in WATERLINE EASEMENT "B".

ROAD EASEMENT "B"

Beginning at a point from which the northeast corner of Lot 7, Block 2, Rose Heights, as recorded in Volume 11, Page 56, Plat Records of Douglas County, Oregon bears S 0°17'39" E 113.80 feet and N 89°34' E 72.21 feet; thence N 0°17'39" W 25.00 feet and S 84°22'24" W 110.48 feet and S 89°34' W 112.69 feet and S 0°17'39" E 25.00 feet and N 89°34' E 112.69 feet and N 84°22'24" E 110.48 feet to the Point of Beginning, situated in Section 6, T. 27 S., R. 5 W., W.M.

TOGETHER WITH a roadway easement as described in ROAD EASEMENT "A" and "B".

APPROVALS:

Planning Commission:

Keith L. Cubic 10/21/80
Date

PARCEL #2:

Beginning at a 5/8" iron rod from which the northeast corner of Lot 7, Block 2 of Rose Heights, as recorded in Volume 11, Page 56, Plat Records of Douglas County, Oregon bears N 89°34' E 72.21 feet; thence N 0°17'39" W 128.80 feet to a 5/8" iron rod; thence S 89°34' W 110.00 feet to a 5/8" iron rod; thence S 0°17'39" E 128.80 feet to a 5/8" iron rod on the north boundary of Block 2 of said Rose Heights; thence N 89°34' E along said north boundary 110.00 feet to the Point of Beginning situated in Section 6, T. 27 S., R. 5 W., W.M., containing 0.32 acres, more or less.

Gregory E. Zuehl DEPUTY 10-23-80
County Surveyor Date

SUBJECT TO AND TOGETHER WITH a roadway easement as described in ROAD EASEMENT "A" and "B".

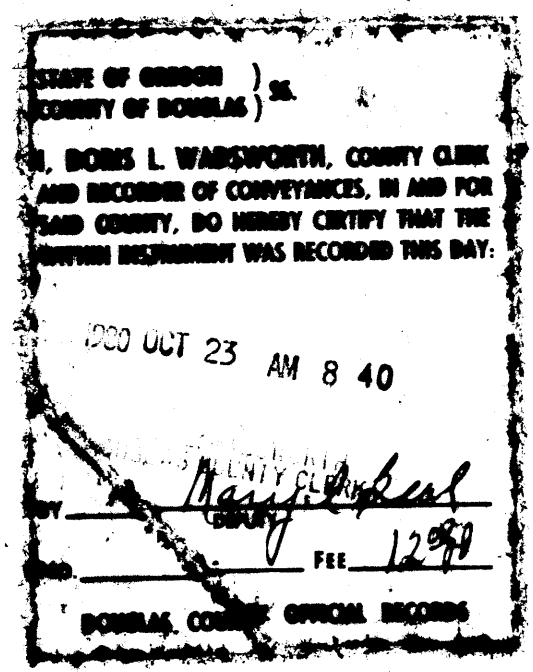
PARCEL #3:

Beginning at a 5/8" iron rod, from which the northeast corner of Lot 7, Block 2 of Rose Heights, as recorded in Volume 11, Page 56, Plat Records of Douglas County, Oregon bears N 89°34' E 182.21 feet; thence S 89°34' W along the north boundary of Block 2 of said Rose Heights, 112.69 feet to a 5/8" iron rod; thence leaving said north boundary N 0°17'39" W 128.80 feet to a 5/8" iron rod; thence S 89°34' W 98.24 feet to a 5/8" iron rod on the east boundary of the lands described in Douglas County Recorder's No. 79-00834; thence along the east, north and east boundary of said described lands, respectively, N 0°32'16" W 30.94 feet to a 3/4" iron rod and N 89°17'37" W 15.00 feet to a 3/4" iron rod and N 0°43'49" W 1.00 feet to a 3/4" iron rod; thence N 0°43'49" W along the east boundary of the FIRST ADDITION to Rose Heights, as recorded in Volume 12, Page 50, Plat Records of Douglas County, Oregon, 149.30 feet to a 5/8" iron rod; thence leaving said east boundary, N 89°55'05" E 337.21 feet to a 1/2" iron rod; thence S 0°17'39" E 179.46 feet to a 5/8" iron rod; thence S 89°34' W 110.00 feet to a 5/8" iron rod; thence S 0°17'39" E 128.80 feet to the Point of Beginning, situated in Section 6, T. 27 S., R. 5 W., W.M., containing 1.72 acres, more or less.

NARRATIVE:

The purpose of this survey is to create three parcels out of one parcel.
The South line was established from found corners on the North line of Rose Heights and used as the basis of bearings. The Southeast corner was set using the deed call of 335.38 feet. The Northeast corner was set from found corners on the East line of First Addition to Rose Heights and set at the deed distance.

SUBJECT TO WATERLINE EASEMENT "B" and ALSO SUBJECT TO ROAD EASEMENT "B", described hereon.



80-15004

SHEET 1 OF 2
173-80

BR. 6-19 137A