

A MINOR LAND PARTITION Lying in the S.W. 1/4, Section 1, T. 27 S., R 6 W., W.M. & LYING IN A PORTION OF LOT 13, "EDENBOWER ORCHARD TRACTS"

PARTITIONER & OWNER: Henry Carstens, 2435 West Luellen, Roseburg, Oregon 97470, 672-2304

SURVEYOR: BHW Engineering & Surveying, 1205 S.E. Court St., Roseburg, Oregon 97470, 673-0165

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

FILED BS RECEIVED H JAN 9 1981

COUNTY SURVEYOR DOUGLAS COUNTY, ORE BS

DESCRIPTION: PARCEL NO. 1 A parcel of land being a portion of that property described as Parcel 3 of Instrument No. 80-04696 in the Minor Land Partition Records of Douglas County, Oregon, and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 3/4" iron rod in the West line of Interstate V Freeway from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 242.20 feet and East 2029.47 feet; thence leaving said West line and running S51°15'23"W 122.34 feet to a 5/8" iron rod; thence N88°52'26"W 50.00 feet to a 5/8" iron rod; thence N1°11'17"E 78.07 feet to a 5/8" iron rod; thence S89°01'E 143.82 feet to the point of beginning and containing 0.17 acres of land, more or less.

Together with a 25 foot wide access easement, the Northerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 318.76 feet and East 2124.89 feet; thence N88°52'26"W 146.36 feet to a 5/8" iron rod in the East line of Broad Street. All lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian.

PARCEL NO. 2 A parcel of land being a portion of that property described as Parcel 3 of Instrument No. 80-04696 in the Minor Land Partition Records of Douglas County, Oregon, and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the East line of Broad Street from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 340.88 feet and East 2271.75 feet; thence along said East line N1°11'17"E 25.00 feet to a 5/8" iron rod; thence S88°52'26"E 146.36 feet to a 5/8" iron rod; thence N51°15'23"E 122.34 feet to a 5/8" iron rod in the West line of Interstate V Freeway; thence along said West line S3°10'W 181.96 feet to a 3/4" iron rod; thence leaving said West line and running N45°29'05"W 114.14 feet to a 5/8" iron rod; thence N88°52'26"W 150.86 feet to the point of beginning and containing 0.30 acres of land, more or less.

Subject to a 25 foot wide access easement, the Southerly line of which is described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 343.86 feet and East 2120.91 feet; thence N88°52'26"W 150.86 feet to a 5/8" iron rod in the East line of Broad Street. All lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian.

DESCRIPTION: PARCEL NO. 3 A parcel of land being a portion of that property described as Parcel 3 if Instrument No. 80-04696 in the Minor Land Partition Records of Douglas County, Oregon, and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 3/4" iron rod in the West line of Interstate V Freeway from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 423.88 feet and East 2039.52 feet; thence leaving said West line and running N88°43'55"W 137.53 feet to a 5/8" iron rod; thence N1°11'17"E 78.07 feet; thence S88°52'26"E 54.50 feet to a 5/8" iron rod; thence S45°29'05"E 114.14 feet to the point of beginning and containing 0.17 acres of land, more or less.

Together with a 25 foot wide access easement, the Southerly line of which is described as follows:

Beginning at a 5/8" iron rod from which point the Southwest Corner of the W.J. Martin Donation Land Claim No. 62 bears North 343.86 feet and East 2120.91 feet; thence N88°52'26"W 150.86 feet to a 5/8" iron rod in the East line of Broad Street. All lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian.

APPROVALS:

Keith L. Cubie 1/6/81 Douglas County Planning Department Date

Francis L. Ingram 1-9-81 Douglas County Surveyor Date

STATE OF OREGON ) ss. COUNTY OF DOUGLAS ) 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:

REGISTERED PROFESSIONAL LAND SURVEYOR

ROMANSO E. WARE 1005 DEPUTY

NO. FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

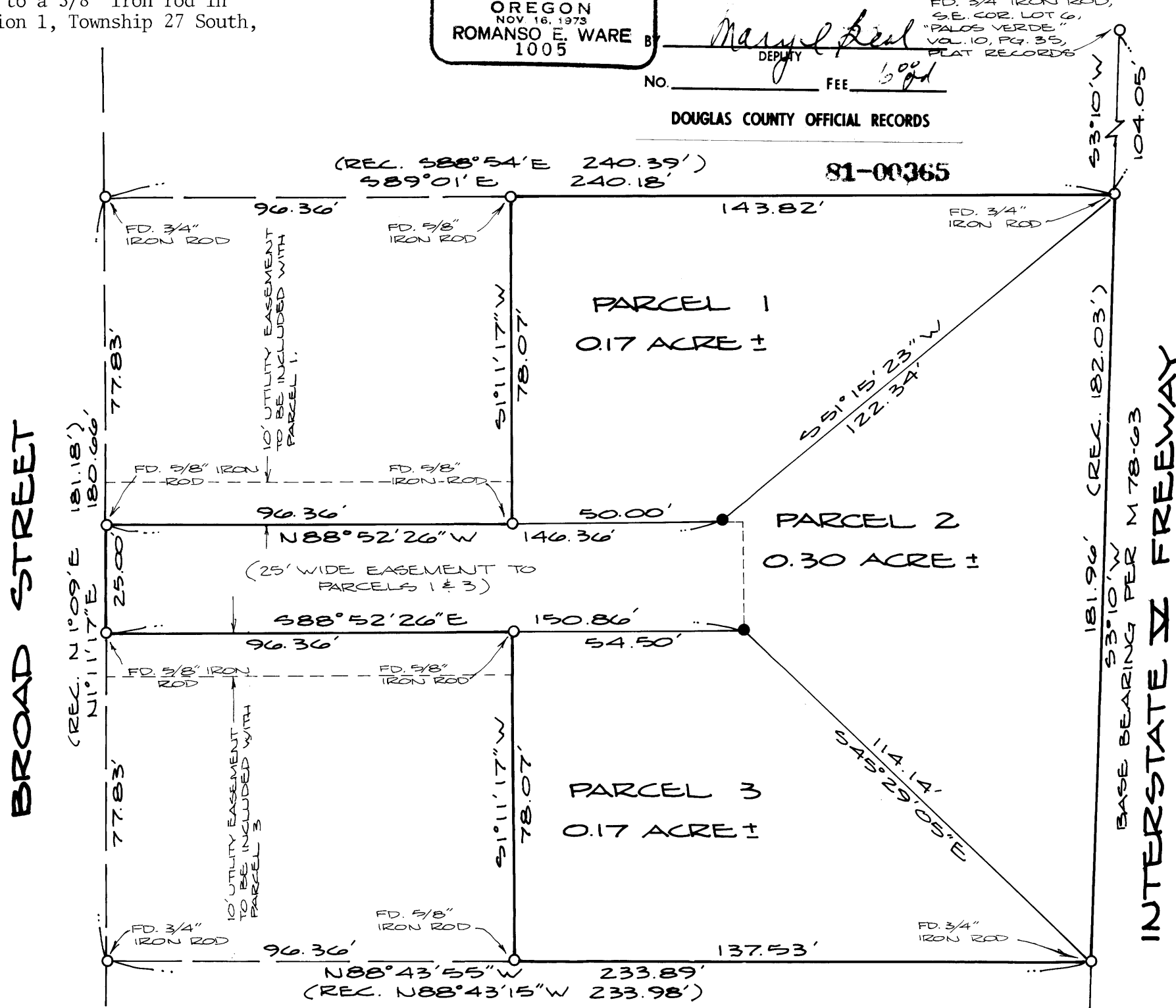
SCALE: 1" = 30' JANUARY 1981

SEWER: N. UMPQUA SAN. DISTRICT

WATER: CITY OF ROSEBURG

LEGEND: 0 - FD. MONUMENT AS NOTED • - SET 5/8" x 30" IRON ROD

NARRATIVE: FOR RECORD PERIMETER AND BASE BEARING, SEE MLP FILED IN M 82-69. FIELD CREW: J. LONG & R. WARE. COMPUTATIONS: R. WARE. DRAFTING: D. HOPKINS. EQUIPMENT USED: LEITZ THEODOLITE & MAC-1 E.D.M.



1/7/81