

A MAJOR LAND PARTITION

IN LOT 17 ROSEBURG HOME ORCHARD TRACTS PLAT "H"
N.E. 1/4, SECTION 10, T28S, R6W, W.M.

DECEMBER 1980

SCALE: 1"=100'

FILED
RECEIVED

MAY 21 1981

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.

PARTITIONER: David W. Currie
5583 S.W. Dillard Hwy.
& LEGAL OWNER: Roseburg, Oregon 97470
679-4413

NUMBER OF LOTS: 3
WATER: Roberts Creek Water Dist.
SEWAGE: Green Sanitary District
MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. Box 301,
Roseburg, Oregon 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 1900
EUGENE A. BLOOM
492

BY: *Harold Bloom*
DEPUTY
NO. *1* FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

81-06245

DESCRIPTIONS: PARCEL NO. 1
Beginning at a 5/8" iron rod (as found per survey M-80-72),
said iron rod being the northwest corner of Lot 17, Roseburg
Home Orchard Tracts, Plat "H"; thence S 89°25'06" E along the
North boundary of said Lot 17, 450.00 feet to a 5/8" iron rod
being the TRUE POINT OF BEGINNING; thence continuing along said
north boundary 88.27 feet to a 5/8" iron rod; thence leaving
said north boundary S 0°06'12" W 104.42 feet to a 5/8" iron rod
on the north right-of-way line of a 60 foot dedicated roadway;
thence N 89°21'35" W along said north right-of-way line, 88.27
feet to a 5/8" iron rod; thence leaving said north right-of-way
line, N 0°06'12" E 104.33 feet to the TRUE POINT OF BEGINNING,
situated in Lot 17 of Roseburg Home Orchard Tracts, Plat "H",
containing 0.21 acres, more or less.

PARCEL NO. 2
Beginning at a 5/8" iron rod (as found per survey
M-80-72), said iron rod being the northwest corner of
Lot 17, Roseburg Home Orchard Tracts, Plat "H"; thence
S 89°25'06" E along the north boundary of said Lot 17,
375.00 feet to a 5/8" iron rod being the TRUE POINT OF
BEGINNING; thence continuing along said north boundary
75.00 feet to a 5/8" iron rod; thence leaving said
north boundary S 0°06'12" W 104.33 feet to a 5/8" iron
rod on the north right-of-way line of a 60 foot dedica-
ted roadway; thence N 89°21'35" W along said north right
of-way line, 75.00 feet to a 5/8" iron rod; thence leav-
ing said north right-of-way line N 0°06'12" E 104.25
feet to the TRUE POINT OF BEGINNING, situated in Lot 17
of Roseburg Home Orchard Tracts, Plat "H", containing
0.18 acres, more or less.

SUBJECT TO a sewer easement as described in recorder's no.
310190, Deed Records of Douglas County, Oregon.

PARCEL NO. 3
Beginning at a 5/8" iron rod (as found per survey
M-80-72), said iron rod being the northwest corner of
Lot 17, Roseburg Home Orchard Tracts, Plat "H"; thence
S 89°25'06" E along the north boundary of said Lot 17,
375.00 feet to a 5/8" iron rod; thence leaving said
north boundary S 0°06'12" W 104.25 feet to a 5/8" iron
rod on the north right-of-way line of a 60 foot dedica-
ted roadway; thence N 89°21'35" W along said north
right-of-way line, 375.05 feet to a 5/8" iron rod on
the west boundary of said Lot 17; thence along said west
boundary N 0°07'53" E 103.87 feet to the point of begin-
ning, situated in Lot 17 of Roseburg Home Orchard Tracts
Plat "H", containing .90 acres, more or less.

LEGEND:

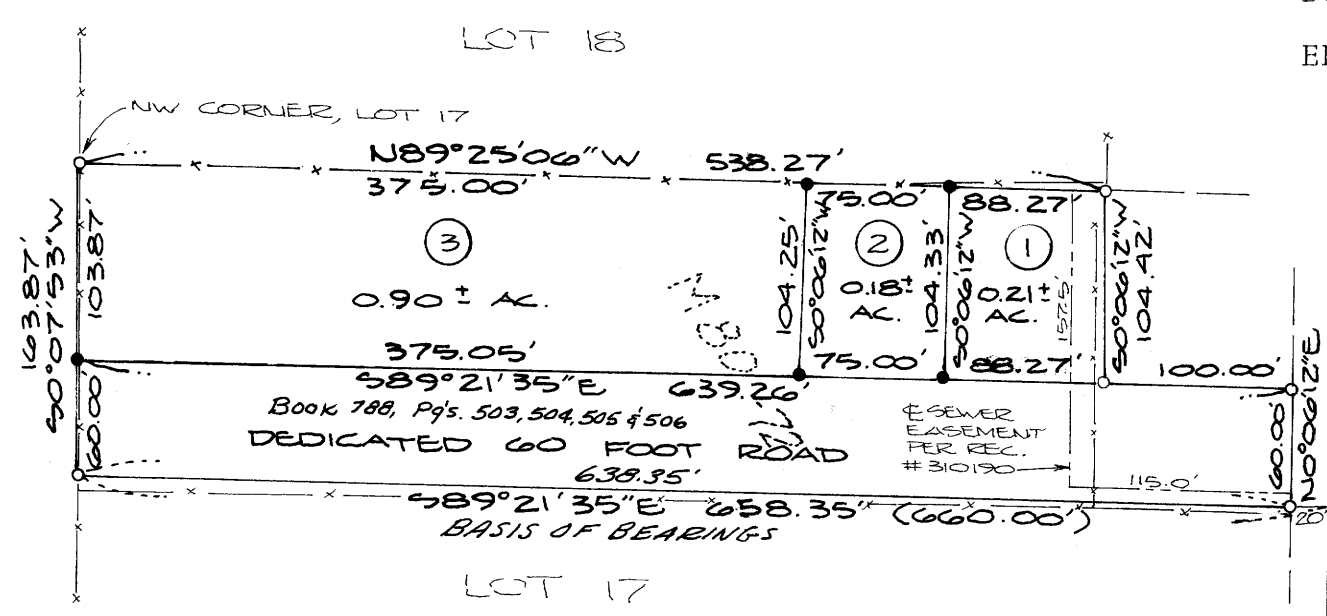
- — FOUND 5/8" IRON ROD
- — SET 5/8" x 24" IRON ROD

NARRATIVE

The purpose of this survey is to create 3 parcels
and dedicate a 60 foot roadway out of the previous sur-
veyed Minor Land Partition, recorded under map file
M 80-72 in the Douglas County Surveyor's office.
Five corners were set and marked by 5/8"x24" iron
rods as shown on the annexed map.
The basis of bearings used was the south line of
M 80-72.
The crew comprised of Harold Stockhoff, L.S. and
Donald Bloom.
The instruments used were: Lietz TM20C and Topcon
EDM.

APPROVALS:

Keith L. Cubic 5/18/81
Douglas County Planning Department Date
Francis L. Ingram 5-21-81
Douglas County Surveyor Date



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

JOB No. 184-80

MAP FILE M 87-60

36. 7-19-39