BR 7 Pg 64

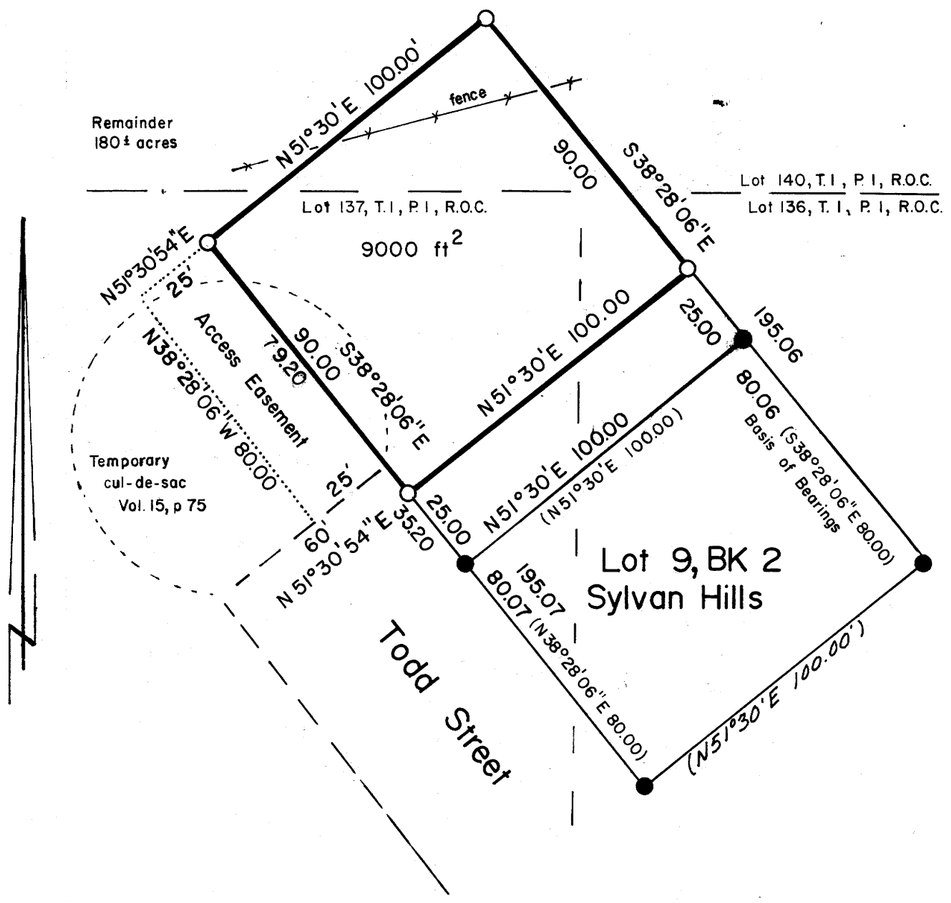
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

In the S.W. 1/4 of Section 7, T. 27 S., R. 5 W., W.M.

Scale: 1" = 40' July, 1981

In lots 136, 137, & 140, Tract 1, Plat 1, ROSEBURG ORCHARD COMPANY



LEGEND

- ● Found 5/8" iron rod per SYLVAN HILLS
- O Set 5/8"x 24" iron rod
- ( ) Record course per SYLVAN HILLS

FILED 7/
RECEIVED JHH
AUG 6 1981
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MAY 13, 1980
EUGENE A. BLOOM
492

PARTITIONER AND LEGAL OWNER: Peter B. Serafin
555 S.E. Main St.
Roseburg, Oregon 97470
672-5549

NUMBER OF LOTS: 1

WATER SUPPLY: City of Roseburg

SEWER SUPPLY: North Roseburg Sanitary Dist.

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. Box 130,
Roseburg, Oregon 97470
672-2096

DESCRIPTION: PARCEL NO. 1

A parcel of land in Lots 136, 137, and 140 of Tract 1, Plat 1, ROSEBURG ORCHARD COMPANY, in Section 7, Township 27 South, Range 5 West, W.M., Douglas County, Oregon, containing 9,000 square feet, more or less, and more particularly described as follows:

Beginning at a 5/8" iron rod on the northeasterly R/W of Todd Street which is N 38°28'06" W 25.00 feet from the most westerly corner of Lot 9, Block 2, SYLVAN HILLS; thence from said point of beginning, N 51°30' E 100.00 feet to a 5/8" iron rod which is N 38°28'06" W 25.00 feet from the most northerly corner of said Lot 9; thence N 38°28'06" W 90.00 feet to a 5/8" iron rod; thence S 51°30' W 100.00 feet to a 5/8" iron rod; thence S 38°28'06" E 90.00 feet to the Point of Beginning.

TOGETHER WITH a 25 foot easement for ingress, egress and utility purposes, lying southwesterly and being perpendicular to the following described line:

Beginning at a point on the northeasterly R/W line of Todd Street which is N 38°28'06" E 35.80 feet from the most westerly corner of Lot 9, Block 2, SYLVAN HILLS; thence along said described line N 38°28'06" W 79.20 feet to a 5/8" iron rod and end of said described line.

SUBJECT TO the temporary cul-de-sac recorded in Volume 15, Page 75 of the Douglas County ~~Book of~~ PLAT Records.

NARRATIVE:

This survey is entirely based upon SYLVAN HILLS, by projecting the plat lines northerly from found corners as shown on the annexed map.

APPROVALS:

Keith L. Cubic — 7/30/81
Douglas County Planning Department — Date

Francis L. Ingram — 8-6-81
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:

AUG [illegible]

BY Mary L Bond DEPUTY
NO. [illegible] FEE 1.00 pd
DOUGLAS COUNTY OFFICIAL RECORDS

81-09872

177-80 fb 96

MAP FILE M88-37

MAP FILE M88-37