

MINOR LAND PARTITIONING OF A PORTION OF LOTS 6 & 7, PLAT "B", DEER CREEK ORCHARD TRACTS IN THE SOUTHEAST 1/4 OF SEC. 16, T27S, R 5 W.W.M.

Bearings based on east line of Minor Land Partitioning, "South", as per M.L.P. 75-13551.

February 1981  
Scale 1" = 100'

INDUSTRIAL LAND - NO RESIDENTIAL USES PERMITTED

- Found 1/2" I.R.
- Found 5/8" I.R.
- ⊙ Set 5/8" I.R.
- ⊙ Pd. Sec. Cor.

NARRATIVE:  
Surveying done with 300' steel tape & 30 second transit. Exterior boundaries per MLP 75-13551 & survey for Bruce Reddick by Bruce R. Rogers.

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.

AUG 11 AM 10 10

BY Maryl Reed  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

81-10048

REGISTERED  
OREGON  
LAND SURVEYOR

Bruce R. Rogers  
JULY 10, 1964  
BRUCE R. ROGERS  
660

PARTITIONER: NEEL F. & RITA A. SIMPSON  
550 N. W. BETHEL, ROSEBURG, OR 97470 673-6024

LEGAL OWNER: NEEL F. & RITA A. SIMPSON, BOYD, EMMA, DAVID, PAUL, & DENNIS GREGORY, & RONALD D. FIKE

NUMBER OF LOTS: 3

WATER: DIXONVILLE WATER

SEWAGE: SEWAGE TO BE CONTAINED IN HOLDING TANKS

PREPARED BY: BRUCE R. ROGERS, N. W. CALKINS RD., ROSEBURG, OR 97470

DESCRIPTION: PARCEL #1

A parcel of land located in Lots 6 & 7, Plat "B", Deer Creek Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod from which the section corner common to Sections 15, 16, 21 and 22, Township 27 South, Range 5 West, Willamette Meridian, bears North 149.00 feet and S 11° 05' 13" E 2250.10 feet; thence North 120.49 feet to a 5/8" iron rod and the true point of beginning; thence N 89° 56' 22" W 362.98 feet to a 5/8" iron rod on the easterly right of way line of Kester Road; thence N 1° 30' 30" W along said easterly line 221.47 feet to the Southwest corner of that property described in Instrument No. 77-15136, Deed Records of Douglas County, Oregon; thence N 89° 58' 40" East along the southerly line 368.81 feet to the westerly line of land as described in Volume 587, records of Douglas County, Oregon, Recorder's No. 75-17090; thence south along said westerly line and the westerly line of land as described in Volume 587, records of Douglas County, Oregon, Recorder's No. 75-17091, 221.92 feet to the true point of beginning and containing 1.862 acres of land more or less.

PARCEL # 2

A parcel of land located in Lots 6 & 7, Plat "B", Deer Creek Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod from which the section corner common to Sections 15, 16, 21 and 22, Township 27 South, Range 5 West, Willamette Meridian, bears North 28.51 feet and S 11° 05' 13" E 2250.10 feet; thence N 89° 56' 22" W 362.98 feet to a point in the East right of way line of Kester Road; thence S 1° 30' 30" E 365.34 feet; thence leaving said right of way line S 89° 55' 14" E 353.36 feet; thence North 365.32 feet to the point of beginning and containing 3.003 acres more or less.

PARCEL # 3

A parcel of land located in Lots 6 & 7, Plat "B", Deer Creek Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod from which point the section corner common to sections 15, 16, 21 & 22 Township 27 South, Range 5 West, Willamette Meridian, bears North 393.83 & S 11° 05' 13" E 2250.10 feet; thence South 276.50 feet to a point in the northerly right of way line of relocated North Umpqua Highway; thence along said right of way line as follows: S 73° 41' 22" W 240.35 feet; S 88° 54' 41" W 76.19 feet; N 24° 14' 43" W 58.57 feet & along the arc of a 351.97 foot radius curve right, (the long chord of which bears N 20° 34' 00" W) 45.20 feet to a point in the East right of way line of Kester Road; thence along said East right of way line N 1° 30' 30" W 250.33 feet to a 5/8" iron rod; thence N 89° 55' 14" W 353.36 feet to the point of beginning & containing 2.54 acres of land more or less.

Keith L. Cubie

PLANNING COMMISSION

2/20/81

DATE

Gregory C. Ziebell

COUNTY SURVEYOR

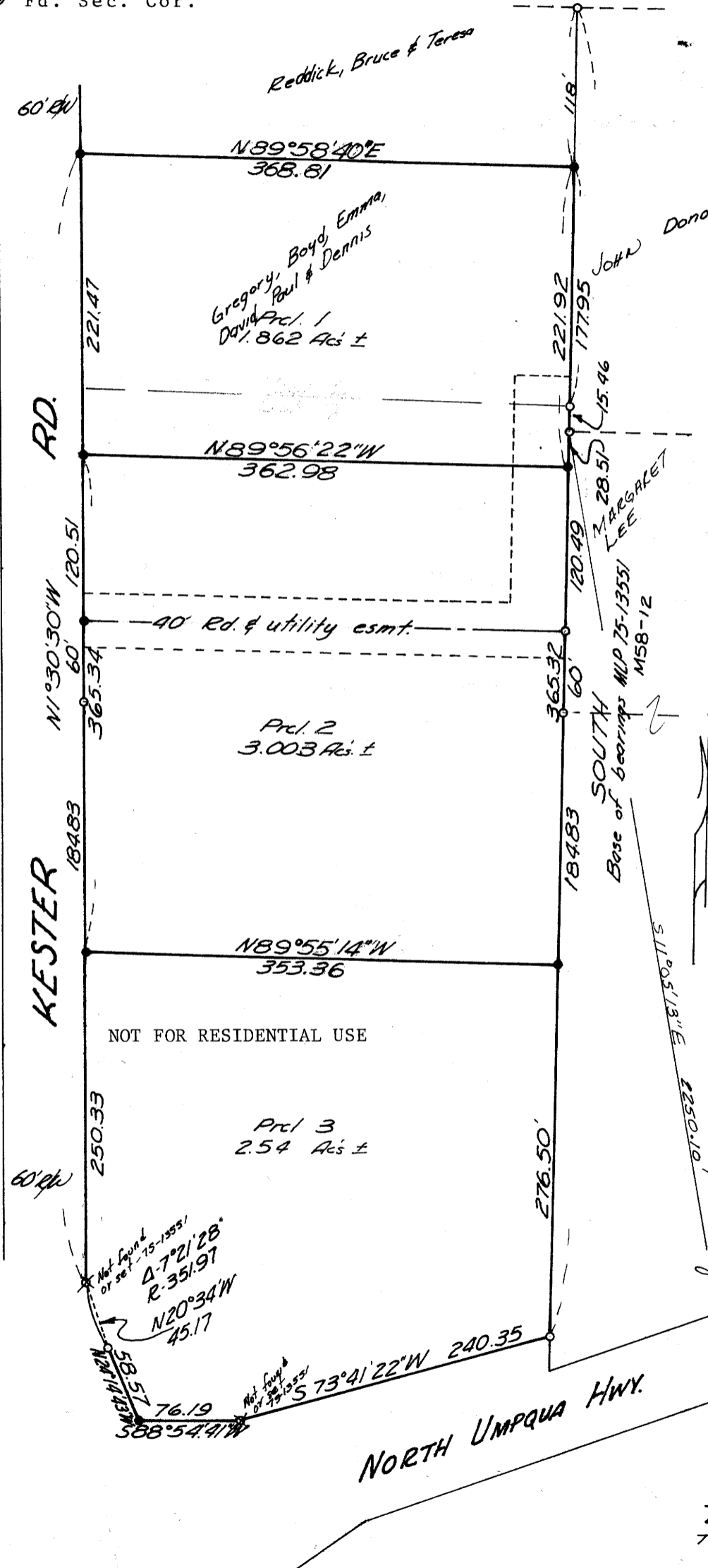
DEPUTY

8/11/81

DATE

Parcels 1 & 2 subject to the 40' easement shown; said easement having been created in M.L.P. 75-13351.

COUNTY SURVEYORS' FILE DATA  
DO NOT REMOVE FROM OFFICE



1959 B.C. WITNESS CO.  
8' WEST TO SEC. COR.  
Placed 12/14/81  
by side.

MAP FILE 488-42

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