MAP FILE M89-32

MINOR LAND PARTITION

IN THE S.E. 1/4, SEC. 19 & S.W. 1/4, SEC 20, T. 27 S., R.5W., W.M.

JULY, 1981

SCALE : 1" = 50'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

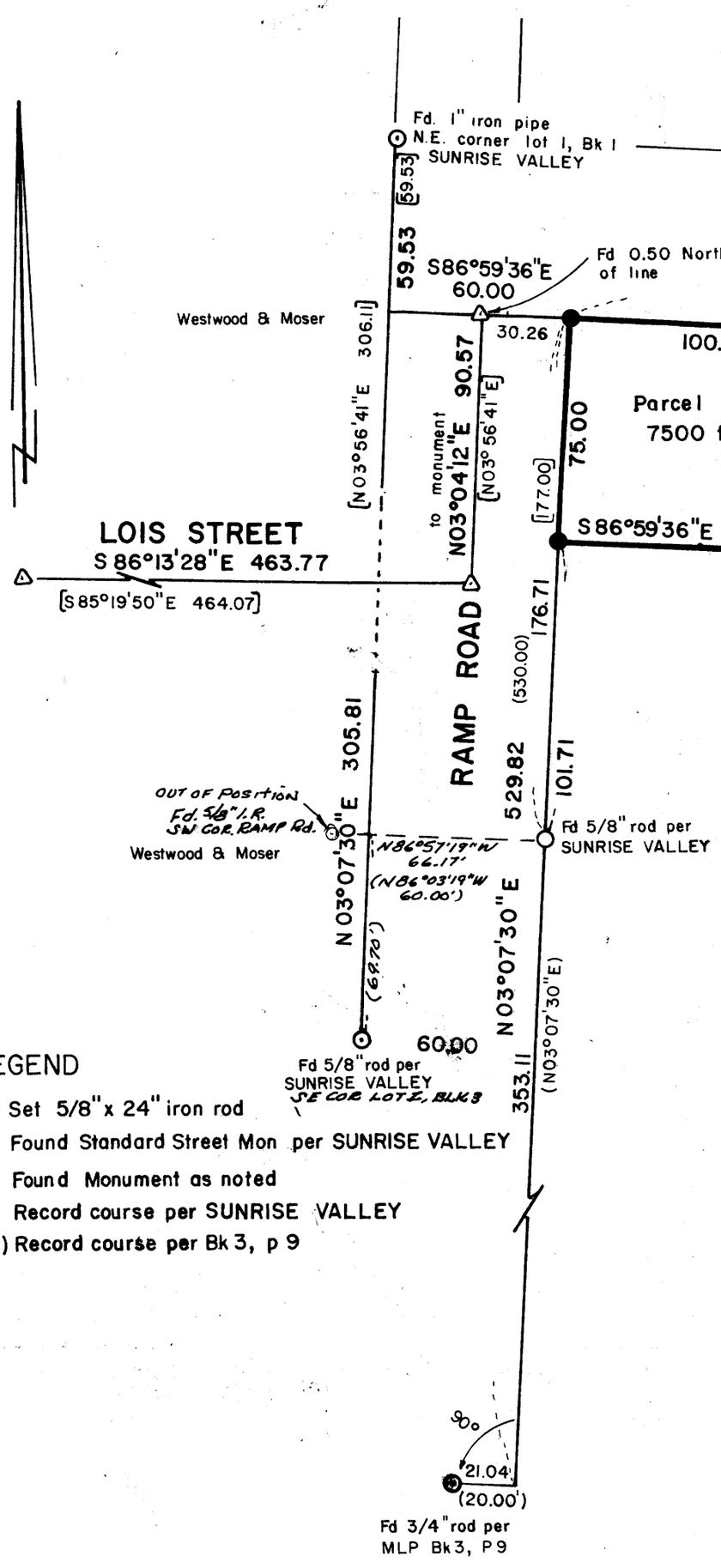
1981 OCT 30 PM 4 32

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Margaret Beal DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

81-13853

FILED
RECEIVED
OCT 30 1981
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



LEGEND

- ● Set 5/8" x 24" iron rod
- △ Found Standard Street Mon per SUNRISE VALLEY
- ○ Found Monument as noted
- [ ] Record course per SUNRISE VALLEY
- ( ) Record course per Bk 3, p 9

PARTITIONER: Jim Baise
677 S.E. Ramp Rd.
Roseburg, Oregon 97470
673-7286

LEGAL OWNER: Raymond Baise
677 S.E. Ramp Rd.
Roseburg, Oregon 97470
673-7286

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

NUMBER OF LOTS: 1

WATER SUPPLY: City of Roseburg

SEWAGE: City of Roseburg

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

APPROVALS:

CITY OF ROSEBURG PLANNING COMMISSION:

President — Date 10/15/81

Secretary — Date 10/16/81

Department of Public Works — Date 10/26/81

Douglas County Surveyor — Date 10-30-81

DESCRIPTION: PARCEL 1

A parcel of land in Sections 19 and 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, containing 7,500 square feet, more or less, and more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly R/W line of Ramp Road, which bears South 3°07'30" West 59.53 feet and S 86°59'36" E 60.00 feet from the NE corner of Lt 1, Blk 1, SUNRISE VALLEY ESTATES SUBDIVISION; thence along the easterly R/W line of Ramp Road South 3°07'30" West 75.00 feet to a 5/8" iron rod; thence leaving said easterly R/W line South 86°59'36" East 100.00 feet to a 5/8" iron rod; thence North 3°07'30" East 75.00 feet to a 5/8" iron rod on the northerly line of Parcel 1 as shown on Minor Land Partition in Book 3, Page 9, Douglas County records; thence along the northerly line of said Parcel 1 North 86°59'36" West 100.00 feet to the point of beginning.

NARRATIVE:

DATE: July 1981

PURPOSE: To survey a 75' x 100' building site on a 5 acre parcel.

SURVEYS USED: Book 3, Page 9, Minor Land Partition for Jim & Raymond Baise in 1977 by Glenn Baughman; and Sunrise Valley Estates Subdivision done in 1978 by Glenn Baughman.

EVIDENCE: I found points referenced by the two survey maps as shown.

PROCEDURE AND CONCLUSIONS:
I found that the monuments do not exactly coincide with their record position. Oral information with Les Fanning, of Baughman Technical Service, Inc., indicates that the street monuments were set before street construction. I, therefore, ignored them. I accepted the monuments at the northeast corner of Lot 1, Block 1 and the southeast corner of Lot 1, Block 3 of Sunrise Valley Estates. I measured southerly along the west line of Ramp Road 59.53 feet to establish the north line of Parcel 1, Book 3, Page 9, Douglas County records. The bearing agreement is very good. I gave Ramp Road its full 60 feet width. This is in good agreement with the rod I found on the easterly line of Ramp Road.

Bk 7 Pg 91

214-81 fb 100

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