

A MINOR LAND PARTITION
IN LOT 16, "TODD BUILDING CO. SUBD. #3"
LYING IN NE 1/4 OF SECTION 20, T27S, R5W, W.M.

COUNTY SURVEYORS FILE DATA FILED ✓
DO NOT REMOVE FROM OFFICE RECEIVED DLS

NOV 19 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER & OWNER:
LOREN & MARY ANN HOWELL
P.O. BOX 172
ROSEBURG, OREGON

SURVEYOR:
RONALD A. QUIMBY
1205 S.E. COURT
ROSEBURG, OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS)

I, DONALD L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
FORWARD INSTRUMENT WAS RECORDED THIS DAY:

SCALE: 1" = 20'
OCTOBER - 1981

1981 NOV 19 AM 9 38

SEWER: CITY OF ROSEBURG
WATER: CITY OF ROSEBURG

BY Mary Ann Howell
No. _____ Fee LOK

DOUGLAS COUNTY OFFICIAL RECORDS 81-14677

NARRATIVE:

SURVEY TO PARTITION LOT 16 OF "TODD BUILDING
COMPANY SUBDIVISION #3". ROAD CONTROL AND
LOT LINES ESTABLISHED PER FOUND MONUMENTS.
FIELD CREW: QUIMBY & HJORT. COMPUTATIONS:
R. QUIMBY. DRAFTING: D. HOPKINS. FOR RECORD
BEARINGS & DISTANCES SEE PLAT OF "TODD BLDG.
CO. SUBD. #3", SURVEYS M75-80 AND M84-26.

DESCRIPTIONS:

PARCEL 1:

A parcel of land being a portion of Lot 16, "TODD BUILDING COMPANY
SUBDIVISION #3" as recorded in Volume 5 Page 79 in the Plat Records of
Douglas County, Oregon, said parcel being a portion of that property
described in Instrument No. 71-15086 as recorded in the Deed Records of
Douglas County, Oregon, said parcel being more particularly described as
follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of
Lombardy Drive, said point being the Northwest Corner of the above said
Lot 16; thence along said southerly right-of-way line S 89°57'03" E
74.71 feet to a 5/8" iron rod; thence leaving said southerly right-of-
way line S 0°16'00" W 100.00 feet to a 5/8" iron rod; thence N 89°57'01" W
74.85 feet to a 5/8" iron rod in the westerly line of the above said Lot
16; thence along said westerly line N 0°20'54" E 100.00 feet to the point
of beginning. All lying in Section 20, Township 27 South, Range 5 West,
Willamette Meridian and containing 0.17 acres of land, more or less.

PARCEL 2:

A parcel of land being a portion of Lot 16, "TODD BUILDING COMPANY
SUBDIVISION #3" as recorded in Volume 5 Page 79 in the Plat Records of
Douglas County, Oregon, said parcel also being a portion of that property
described in Instrument No. 71-15086 as recorded in the Deed Records of
Douglas County, Oregon, said parcel being more particularly described as
follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of
Lombardy Drive, said point being the Northeast Corner of the above said
Lot 16; thence leaving said southerly right-of-way line along the easterly
and southerly lines of said Lot 16 the following courses: S 0°16'00" W
119.13 feet to a 5/8" iron rod, S 32°26'51" W 84.46 feet to an iron post
with brace set in concrete and S 89°50'07" W 55.00 feet to a 5/8" iron
rod at the Southeast Corner of said Lot 16; thence along the westerly line
of Lot 16 N 0°20'54" E 90.65 feet to a 5/8" iron rod; thence leaving said
westerly line S 89°57'01" E 74.85 feet to a 5/8" iron rod; thence
N 0°16'00" E 100.00 feet to a 5/8" iron rod in the above said southerly
right-of-way line of Lombardy Drive; thence along said southerly right-of-
way line S 89°57'03" E 25.00 feet to the point of beginning. All lying
in Section 20, Township 27 South, Range 5 West, Willamette Meridian and
containing 0.23 acres of land, more or less.

NOTE:

PARCEL 2 SLOPES TO THE SOUTH TOWARD PRIVATE PROPERTY.
A DRAINAGE EASEMENT OR RELEASE ACROSS SAID PRIVATE LANDS
TO THE SOUTH WILL BE REQUIRED TO PROVIDE FOR ROOF OR CRAWL
SPACE/FOUNDATION DRAINAGE BEFORE A BUILDING PERMIT
APPROVALS: CAN BE ISSUED.

Carol Jean West
President, City of Roseburg Planning Commission

11-16-81
Date

Adney E Bowden
Secretary, City of Roseburg Planning Commission

11-16-81
Date

Adney E Bowden
Department of Public Works

11-12-81
Date

Donald L. Wadsworth DEPUTY
Douglas County Surveyor

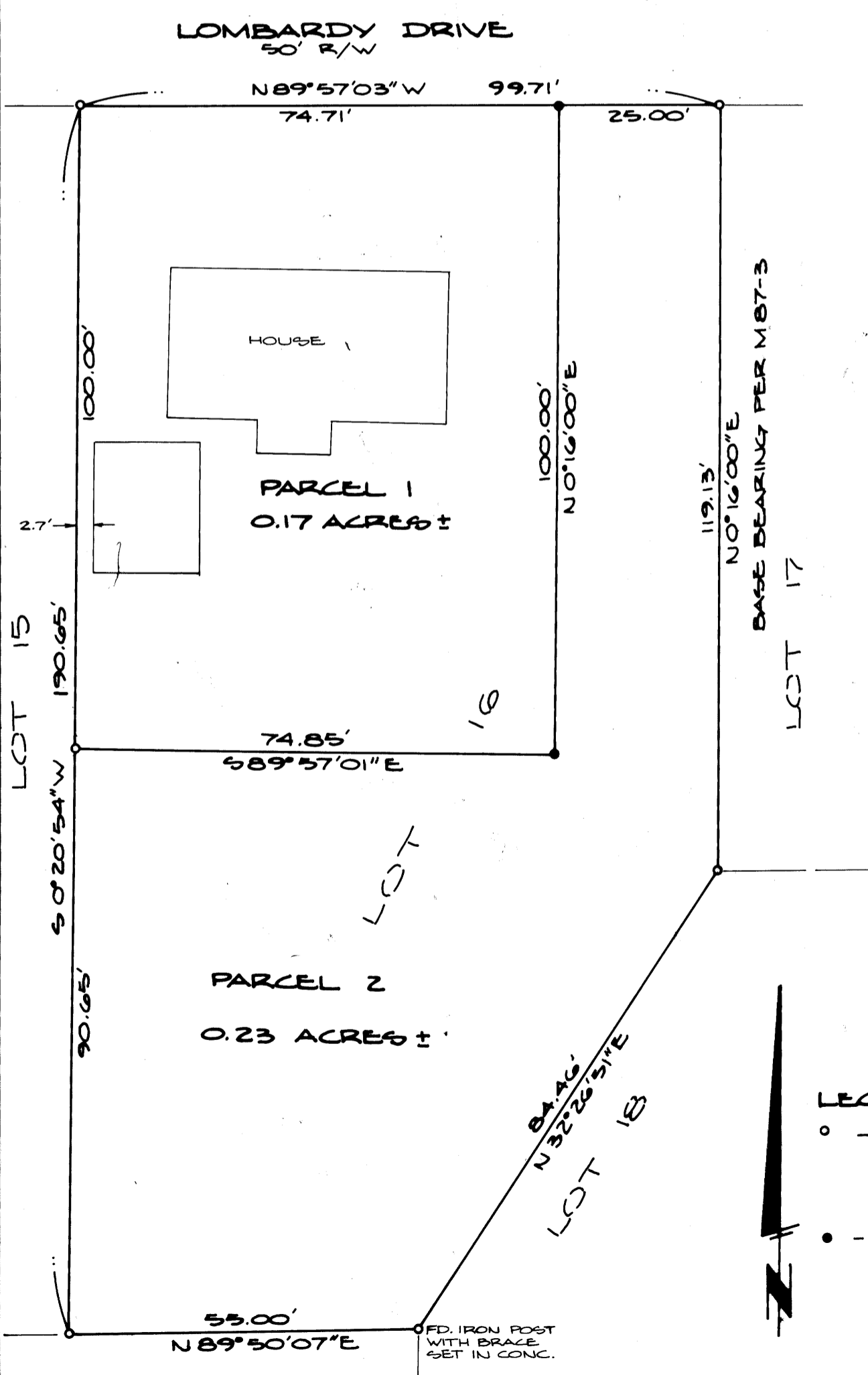
11-19-81
Date

LEGEND:

- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Quimby
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654



36.7-101