

SURVEY FOR THE SUBPARCELING OF PARCEL 1, AIRPORT INDUSTRIAL PARK IN THE SOUTHWEST 1/4, SECTION 12, T. 27 S., R. 6 W., W. M.

October 1981

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Scale 1" = 100'

FILED
RECEIVED

DEC 10 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

Parcel 1-1 ...Beginning at a 1/2 inch iron rod on the North line of Block 1, Eden Heights Subdivision from which a 5/8 inch iron rod at the Northwest corner of Lot 1, Block 1, Eden Heights Subdivision bears N. 87°50'30" W. 33.39 feet, thence N. 1°04' E. 134.64 feet to a 1/2 inch iron rod, thence N. 88°56' W. 198.67 feet to a 1/2 inch iron rod on the Easterly right-of-way of Mulholland Drive, thence along the arc of a 271.56 foot radius curve left, (the long chord of which bears S. 8°36'11" W. 72.83 feet) to a 1/2 inch iron rod on said Easterly right-of-way line, thence S. 0°53'47" W. 61.80 feet to a 5/8 inch iron rod, thence leaving said Easterly right-of-way S. 88°56' E. 174.62 feet along the North line of Mulholland Meadows to a 5/8 inch iron rod, thence S. 87°50'30" E. 33.39 feet to the point of beginning. The parcel described contains 0.63 Acres, more or less, in the S. W. 1/4 of Section 12, T. 27 S., R. 6 W., W. M.

Parcel 1-2 ...Beginning at a 1/2 inch iron rod from which a 5/8 inch iron rod at the Northwest corner of Lot 1, Block 1, Eden Heights Subdivision bears S. 1°04' W. 134.64 feet and N. 87°50'30" W. 33.39 feet, thence N. 34°44'20" E. 114.83 feet to a 1/2 inch iron rod on the Southwesterly right-of-way line of Stewart Parkway, thence along said right-of-way N. 55°15'40" W. 59.13 feet to a 5/8 inch iron rod, thence along the arc of a 421.97 foot radius curve right, (the long chord of which bears N. 49°12'18" W. 89.04 feet, to a 1/2 inch iron rod at the intersection of the Southwesterly right-of-way line of Stewart Parkway with the Southeasterly right-of-way line of Mulholland Drive, thence along said Southeasterly right-of-way line S. 50°41'02" W. 76.87 feet to a 1/2 inch iron rod, thence along the arc of a 271.56 foot radius curve left, (the long chord of which bears S. 33°29'49" W. 160.49 feet to a 1/2 inch iron rod, thence leaving said Southeasterly right-of-way line S. 88°56' E. 198.67 feet to the point of beginning. The parcel described contains 0.67 Acres, more or less, in the S. W. 1/4 of Section 12, T. 27 S., R. 6 W., W. M.

Parcel 1-3 ...Beginning at a 1/2 inch iron rod on the North line of Block 1, Eden Heights Subdivision from which a 5/8 inch iron rod at the Northwest corner of Lot 1, Block 1, Eden Heights Subdivision bears N. 87°50'30" W. 33.39 feet, thence along said North line S. 87°50'30" E. 65.90 feet to a 3/4 inch iron pipe, thence S. 87°45'00" E. 302.81 feet along said North line to a 1/2 inch iron rod on the Southwesterly line of Stewart Parkway, thence along said Southwesterly line N. 33°11'43" W. 76.51 feet to a 5/8 inch iron rod, thence N. 55°15'40" W. 314.70 feet to a 1/2 inch iron rod, thence leaving said Southwesterly line of the Stewart Parkway, S. 34°44'20" W. 114.83 feet to a 1/2 inch iron rod, thence S. 1°04'00" W. 134.64 feet to the point of beginning. The parcel described contains 1.18 Acres, more or less, in the S. W. 1/4 of Section 12, T. 27 S., R. 6 W., W. M.

NARRATIVE:

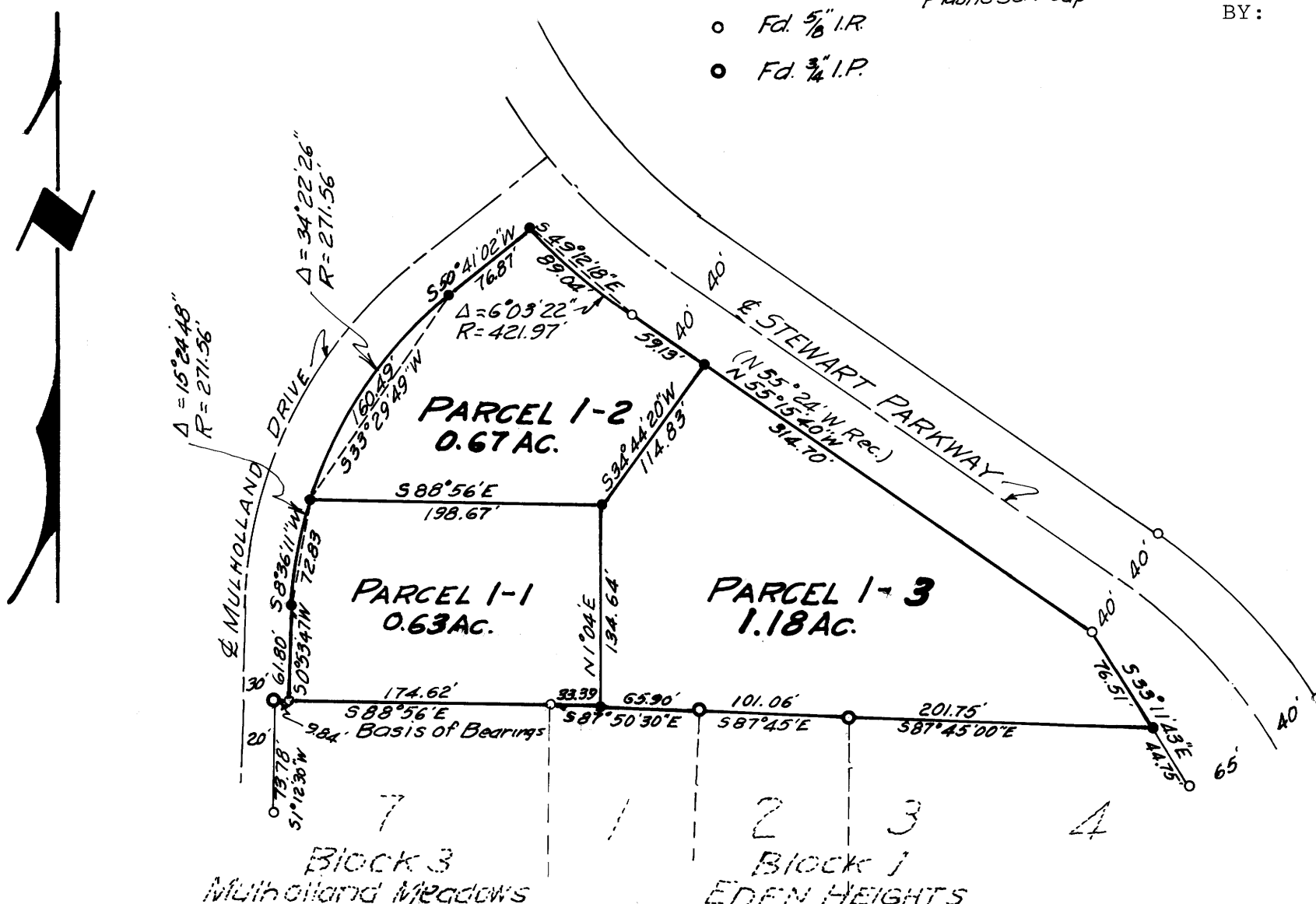
The purpose of the survey was to sub-parcel Parcel 1 of the Roseburg Airport Industrial Park into three parcels. Monuments were found on the North line of Mulholland Meadows Subdivision as recorded in Volume 6, Page 54, and the North line of Eden Heights Subdivision as recorded in Volume 6, Page 14 of the Douglas County Plat Records and on the rights-of-way lines of both Mulholland Drive and Stewart Parkway. The North line of Lot 7, Block 3, Mulholland Meadows was selected as the basis of bearings. Road information was taken from the Public Works Department, As Constructed Plans for the Stewart Parkway and Mulholland Drive Intersection Plan. The minor land partition for this parcel was cancelled. Survey only.

LEGEND

- Set 1/2" x 24" I.R. w/ yellow Plastic Surv. Cap
- Fd. 5/8" I.R.
- Fd. 3/4" I.P.

FOR: City of Roseburg

BY: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
673-0966



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MAY 10, 1957
GEORGE E. GRUBE
397

N/A
County Surveyor