

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

MINOR LAND PARTITION

OF

Lot 3, Block 1, Broadmoor Subdivision

in

S. W. Quarter of Section 1, T. 27 S., R. 6 W., W. M.  
September 1981 Scale 1" = 50'

FILED  
RECEIVED

SEP 28 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

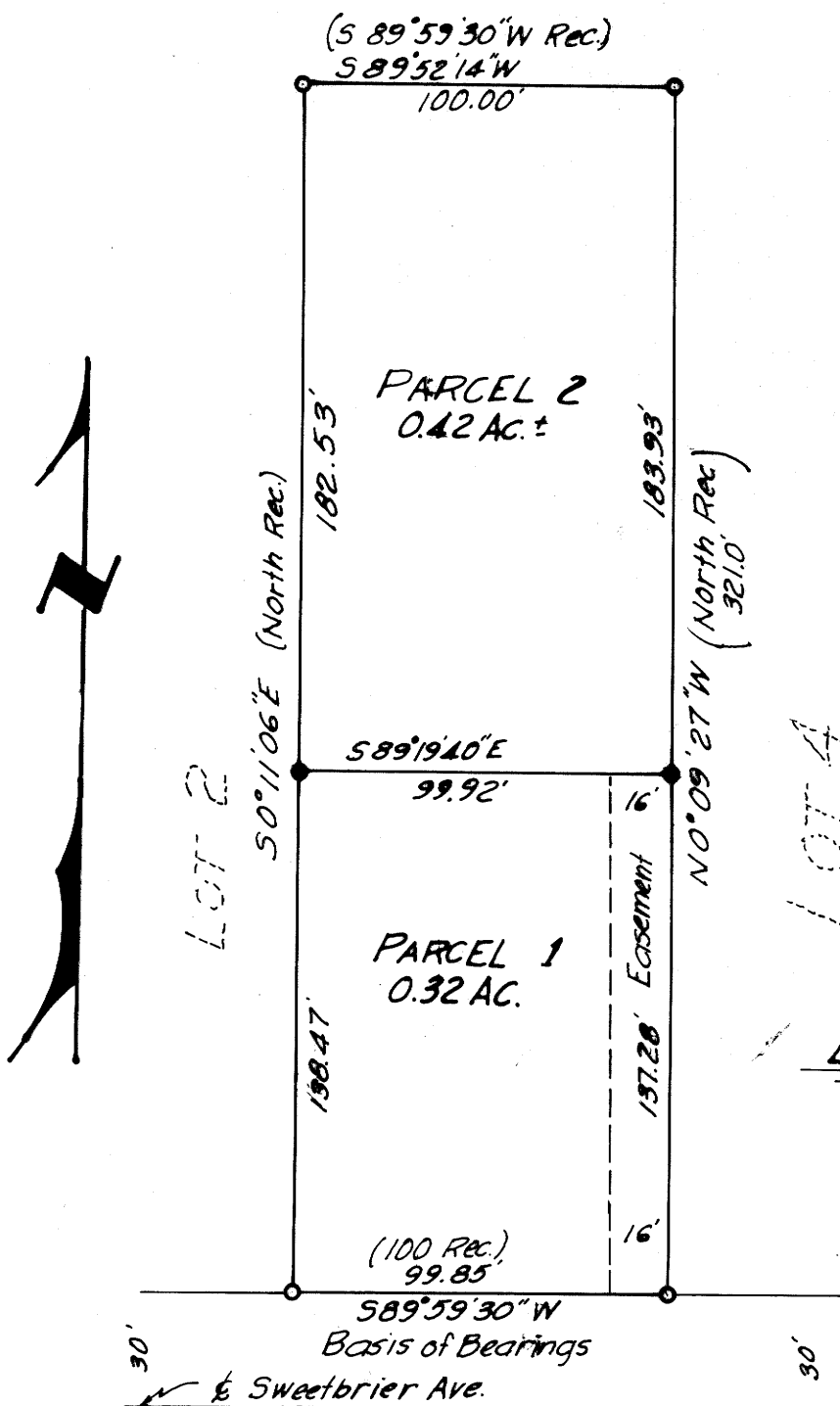
Parcel 1 -- Beginning at a 3/4 inch iron pipe at the Southeast corner of Lot 3, Block 1, Broadmoor Subdivision, recorded in Volume 8, Page 12, Plat Records of Douglas County, thence N. 0°09'27" W. 137.28 feet to a 1/2 inch iron rod, thence N. 89°19'40" W. 99.92 feet to a 1/2 inch iron rod, thence S. 0°11'06" E. 138.47 feet to a 3/4 inch iron pipe at the Southwest corner of said Lot 3, thence N. 89°59'30" E. 99.85 feet along the North right-of-way of Sweetbrier Avenue to the point of beginning. The parcel described contains 0.32 Acres, more or less, in Section 1, T. 27 S., R. 6 W., W. M., and is subject to an easement for road and utility purposes, 16 feet in width, lying adjacent to and westerly of the easterly boundary of said parcel.

Parcel 2 -- Beginning at a 3/4 inch iron pipe at the Northeast corner of Lot 3, Block 1, Broadmoor Subdivision, as recorded in Volume 8, Page 12, Plat Records of Douglas County, thence S. 89°52'14" W. 100.00 feet to a 3/4 inch iron pipe at the Northwest corner of said Lot 1, thence S. 0°11'06" E. 182.53 feet to a 1/2 inch iron rod, thence S. 89°19'40" E. 99.92 feet to a 1/2 inch iron rod, thence N. 0°09'27" W. 183.93 feet along the Easterly boundary of said Lot 3, to the point of beginning, together with an easement, 16 feet in width, for road and utility purposes extending from the Northerly right-of-way line of Sweetbrier Avenue, 137.4 feet northerly and lying adjacent to and westerly of the East line of Lot 3, Block 1 Broadmoor Subdivision. The parcel described contains 0.42 Acres, more or less, in Section 1, T. 27 S., R. 6 W., W. M.

Narrative:

All corner monuments were found. Monuments were set on the East and West lines of the parcel to define the division. The South line of Lot 3 was selected as the basis of bearings. The work was performed by Mack Clark, Chief of Party, using a Lietz TM 20-C and 200 foot steel tape.

Note: The easements described must be recorded with any transfer of ownership of Parcel 1 & 2.



FOR: Ray Simpson, Owner & Partitioner  
554 Sweetbrier Ave.  
Roseburg, Oregon 97470  
672-1305

81-12387

Parcels: 2

Sewer: North Umpqua Sanitary District

Water: City of Roseburg

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

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 SEP 28 PM 3 18

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: *Mack Clark*  
NO. 81-12387 FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

*Keith L. Cubie* 9/23/81  
Planning Commission

*Francis L. Ingou* 9-28-81  
County Surveyor

LEGEND

- Set 1/2" x 30" I.R.
- Fd. 3/4" I.P.
- Rec: Broadmoor Subdivision

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*George E. Grubb*  
OREGON  
MAY 10, 1987  
GEORGE E. GRUBB  
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