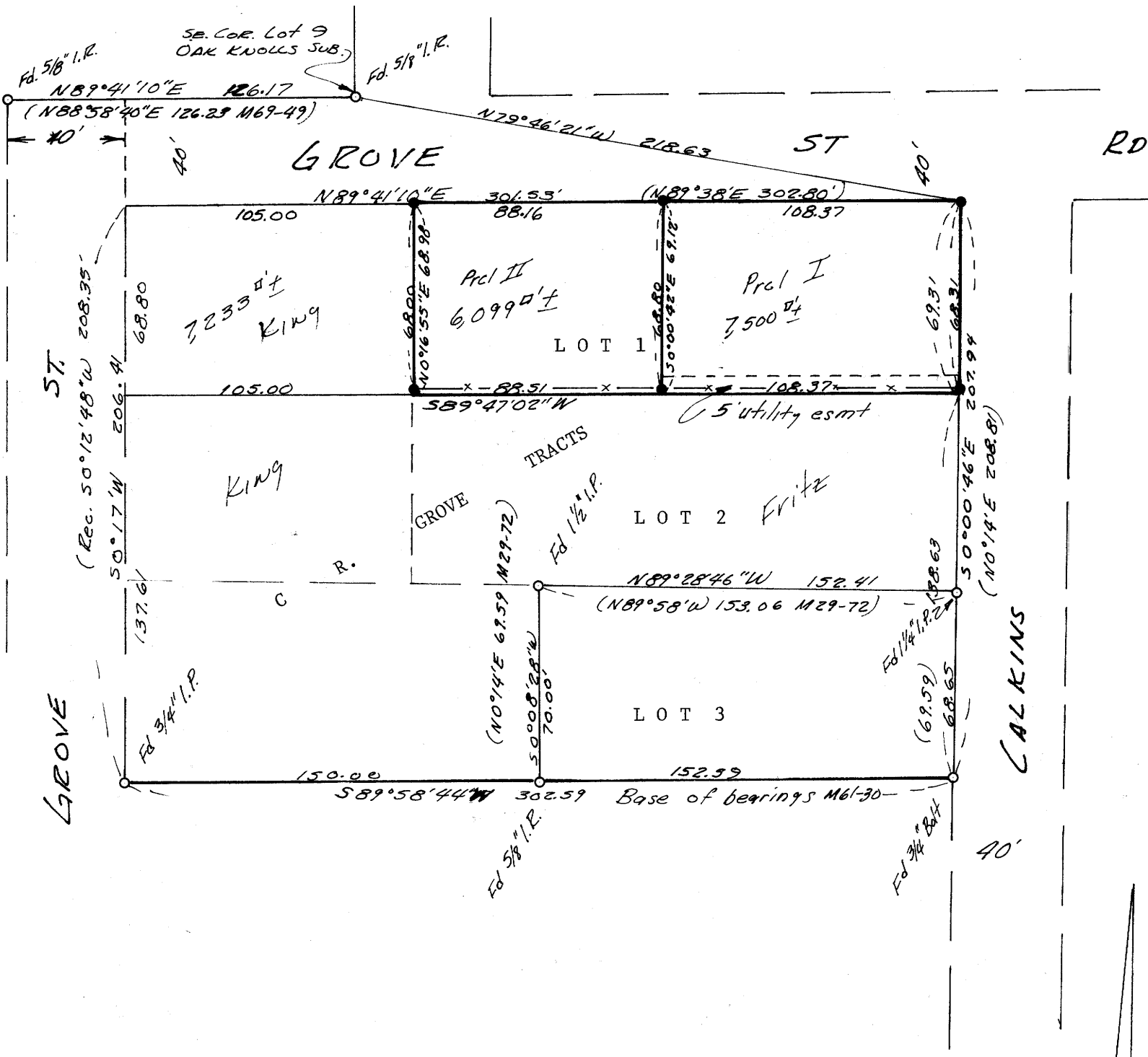


MINOR LAND PARTITIONING in Lot 6, Umpqua Fruit Ranch in the northeast 1/4 of Sec. 15 T27S R6W W.M.
February 20, 1981 Scale - 1" = 50 feet

- Set 5/8" Iron Rod 30" LONG Bearings based on the south line of M61-30, S 89° 58' 44" W
- Found monuments as noted.

**REGISTERED
OREGON
LAND SURVEYOR**
Bruce R. Rogers
**JULY 10, 1964
BRUCE R. ROGERS
660**

R/W widths per found monuments and city of Roseburg engineering data.



PARTITIONER: Donald E. Earwood
1482 N. W. Troost
Roseburg, OR 97470

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

FILED
RECEIVED

SEP 29 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LEGAL OWNER: Robert L. and Doris L. Keeler
N. W. Calkins Road
Roseburg, OR 97470

NUMBER OF LOTS: 2

SEWER: City of Roseburg

WATER: City of Roseburg

SURVEYED BY: Bruce R. Rogers
N. W. Calkins Road
Roseburg, OR 97470

PARCEL I

Beginning at the northeast corner of Lot 1, C. R. Grove Tracts, said point being in the south right of way line of Grove Street; thence S 89° 41' 10" W (Record S 89° 38' W) along said south right of way line and the north line of said Lot 1, 108.37 feet; thence S 0° 00' 42" E 68.80 feet to a 5/8" iron rod set for a line rod; thence continuing S 0° 00' 42" E 0.32 feet to the south line of said Lot 1; thence N 89° 47' 02" E along said south line 108.37 feet to a point in the west right of way line of Calkins Road; thence N 0° 00' 46" W (Record N 0° 14' E) along said right of way line 1.00 feet to a 5/8" line rod; thence continuing N 0° 00' 46" W 68.31 feet to the point of beginning and containing 7,500 square feet of land more or less all lying in Lot 1, C. R. Grove Tracts, Sec 15, T27S, R6W, W.M. Subject to an easement for utility purposes over the south 5 feet of said parcel no. 1.

PARCEL II

Beginning at the northeast corner of Lot 1, C. R. Grove Tracts, said point being in the south right of way line of Grove Street; thence S 89° 41' 10" W along said south right of way line and the north line of said Lot 1, 108.37 feet to the true point of beginning; thence continuing S 89° 41' 10" W along said right of way and lot line 88.16 feet to the northeast corner of the Franklin L. and Doris L. King, property as described in Volume 289, Page 878, Deed Records, Douglas County Oregon; thence S 0° 16' 55" W along the east line of said Franklin L. and Doris L. King property 68.00 feet to a 5/8" iron rod set as a line rod; thence continuing along said east line S 0° 16' 55" W 0.98 feet to a point in the south line of said Lot 1; thence N 89° 47' 02" E along said south line 88.51 feet; thence N 0° 00' 42" W 0.32 feet to a 5/8" iron rod set as a line rod; thence continuing N 0° 00' 42" W 68.80 feet to the true point of beginning and containing 6,099 square feet of land more or less, all lying in Lot 1, said C. R. Grove Tracts in Sec 15, T27S, R6W, W.M. Together with an easement for utility purposes over the south 5 feet of parcel no. 1

Narrative filed separately.

* from which point the southeast corner of Lot 9, Oak Knolls Subdivision bears N 79° 46' 21" W 218.63 feet.

APPROVALS:

Carol Schmeichel
Planning Com. President 3-19-81
Date

[Signature]
Planning Com. Secretary 3-19-81
Date

for *Anne E. Bowker*
Public Works Director 3-13-81
Date

Francis L. Ingram
Douglas County Surveyor 9-29-81
Date

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 29 PM 2 27

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY *[Signature]*
DEPUTY

NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

81-12 131

C.S. File 58 / 239
Map File 89 + B

C.S. File 58 / 239 (n)
Map File 89 + B



M 89-8

Bruce R. Rogers



Narrative to accompany C.S. File M in Lot 1, C.R. Grove Tracts

I tied the found monuments shown to a transit and chain closed traverse. Monuments from M69-49, M61-30 and M29-72 were used. The N.W. and N.E. corners of Lot 1 as shown on the earlier surveys were apparently knocked out in street construction, so I located the east and south lines of Grove Street using the southwest corner of Lot 3, (M61-30) and the north line of Grove Street (M69-49). On the west line of Lots 1, 2 and 3, I used straight proportioning; but on the east line the N.E. corner of lot 3 was out of position by 0.95 feet so I skipped that monument and set the S.E. corner of Lot 1 proportionate to the N.E. corner of Lot 1 and the S.E. corner of Lot 3. The S.E. and N.E. corners of Lot 3 are shown as 5/8" iron rods on the old surveys but have evidently been replaced by a bolt and a pipe. When setting the corners, the adjoiner to the south claimed an old fence as the line so I set line rods in the fence on the east and west lines of Parcel 2. I set a line rod on the east line of Parcel 1 at 68.31 and suggested to Mr. Earwood that if the neighbor was unhappy with the line he should seek an agreement line.

FILED *d*
RECEIVED *c*

SEP 29 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

d

C.S. File No. 58/239-2