

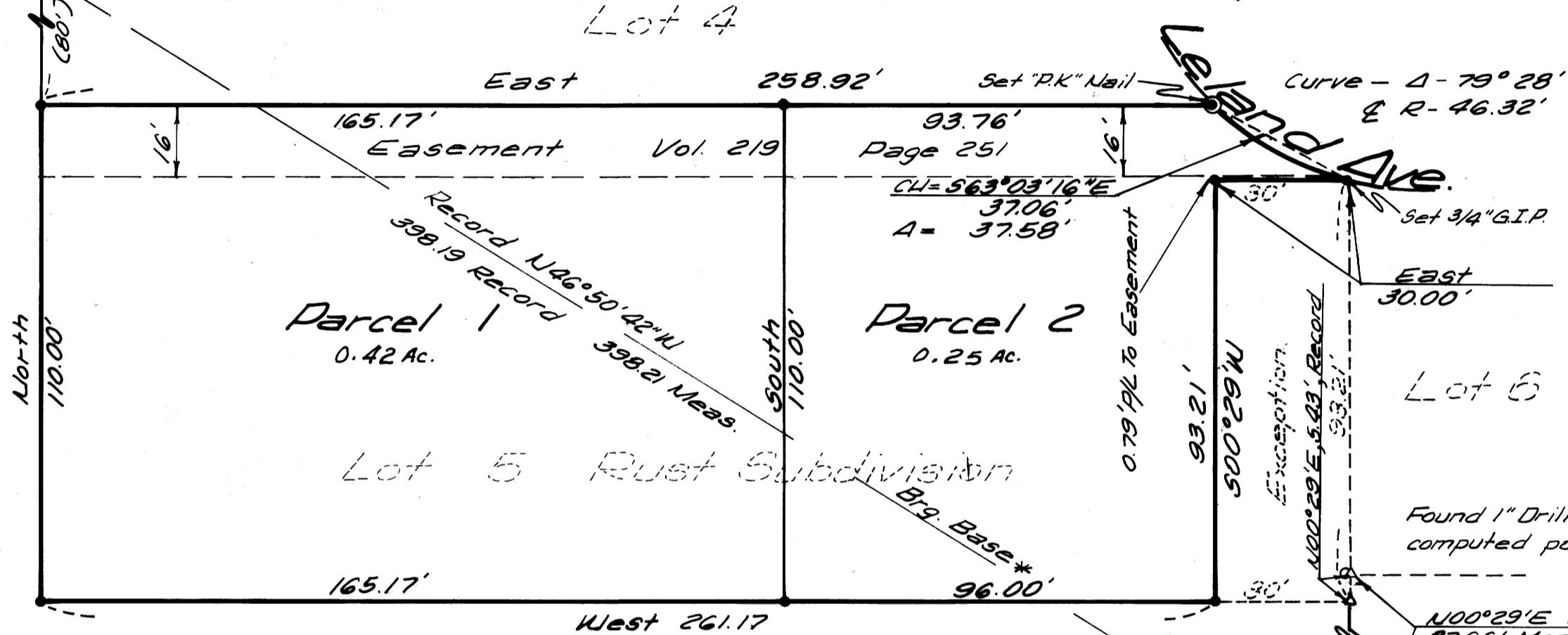
Minor Land Partition Map Of Lot 5, Rust Subdivision For ROBERT HENDERSON

In Thomas Stephens D.L.C. No 40, In The NE 1/4 Sec. 19, T. 27S., R. 5W., W. M.
Douglas County, Oregon

October, 1981

Found 1" Iron Pipe
N.W. Corner Lot 4

Scale: 1"=30'



Legend

- Set 5/8" x 30" Iron Rod unless noted
- ⊙ Set "P.K." Nail
- Found Monument
- △ Computed Point

Notes: 1) Bearings are based on Rust Subdivision; Recorded in Volume 8 Page 47, Douglas Co., Or Record Plats.
2) DEVELOPMENT CONDITIONS:
A) GRADING AND EXCAVATING PLANS MUST BE REVIEWED AND APPROVED BY CITY ENGINEER PRIOR TO DEVELOPMENT GRADING.
B) DEVELOPMENT LIMITED TO SINGLE-FAMILY DWELLING.

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:

NOV 16 1981 FEB 16 3 30 PM

BY: Doris L. Wadsworth
COUNTY CLERK
NO. _____ FEE 6.22

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

82-01480

OREGON
MARCH 8, 1968
DONALD R. STONE
835

1816 Balboa Street
Eugene, Oregon, 97401

Description Parcel 1

Parcel 1 is the Westerly 165.17 feet of Lot 5, Rust Subdivision, in the Thomas Stephens D.L.C. No 40, T. 27S., R. 5W., W.M., Douglas County, Oregon. Parcel is subject to an easement for ingress and egress along the North 16 feet of said Parcel.

Approvals: City of Roseburg, Oregon

<u>Carol Jean Vest</u> Planning Dept. President	1-20-82 Date
<u>[Signature]</u> Planning Dept. Secretary	1-13-82 Date
<u>Adney E. Bowku</u> City Engineer	12-29-81 Date
<u>Francis L. Ingram</u> County Surveyor	2-16-82 Date

Description Parcel 2

Parcel 2 is Lot 5, Rust Subdivision, in the Thomas Stephens D.L.C. No 40, T. 27S., R. 5W., W.M., Douglas County, Oregon. Excepting Therefrom The Following: Beginning at the Southeast corner of Lot 5, Rust Subdivision; thence N0°29'E along the East line of Lot 5, 93.21 feet to a point on Leland Avenue, said point being also the Northwest corner of Lot 6, Rust Subdivision; thence West parallel to the South line of Lot 5, 30 feet; thence S0°29'W parallel to the East line of Lot 5, 93.21 feet to a point on the South line of Lot 5; thence East along the South line of Lot 5, 30 feet to the Southeast corner thereof and the point of beginning, in Douglas County, Oregon. Also Excepting Therefrom The Following: The West 165.17 feet of the above described Parcel. Above described Parcel is also subject to an easement for ingress and egress along the North 16 feet of said Parcel.

Narrative

I found the S.W. corner of Lot 7 in said Rust Subdivision and the N.W. corner of Lot 4 also of said Rust Subdivision. These corners were held for control and bearings of this survey to partition Lot 5 into two parcels. All partition corners are set at plat and deed record bearings and distances.