

COUNTY SURVEYORS FILE DATA
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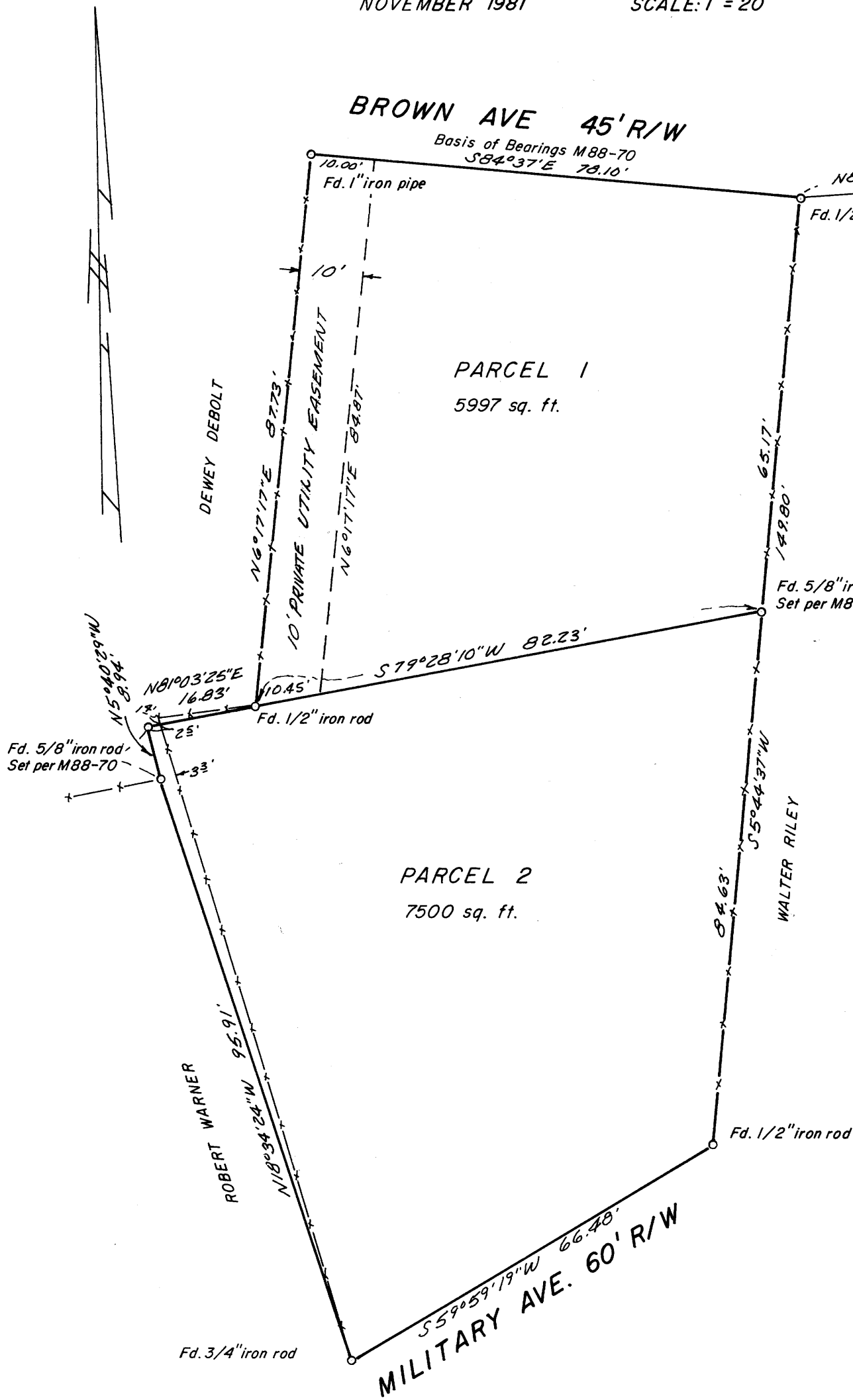
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION

IN NW 1/4 OF SECTION 24, T.27S. R.6W.W.M.

NOVEMBER 1981

SCALE: 1" = 20'



SUNNY ACRES
Fd. 5/8" iron rod over
2" iron pipe
INITIAL POINT

PARTITIONER: Lance C. Short
P.O. Box 80,
Winchester, Oregon 97495
672-3429

LEGAL OWNER: Short Building Company
1118 S.E. Stephens St.
Roseburg, Oregon 97470
672-0201

NUMBER OF LOTS: 2

WATER SUPPLY: City of Roseburg

SEWAGE: City of Roseburg

MAP PREPARED BY: AA Surveying Service, Inc.
P.O. Box 130,
Roseburg, Oregon 97470
672-2096

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom

OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

DESCRIPTIONS: PARCEL NO. 1
Beginning at a 1/2" iron rod from which the Initial Point of the plat of Sunny Acres bears N 84°26'47" E 347.37 feet; thence S 5°44'37" W along the West line of the Walter Riley lands 65.17 feet to a 5/8" iron rod; thence leaving said West line S 79°28'10" W 82.23 feet to a 1/2" iron rod; thence N 6°17'17" E along the East line of the Dewey DeBolt lands 87.73 feet to a 1" iron pipe; thence S 84°37' E along the southerly R/W line of Brown Avenue 78.10 feet to the Point of Beginning, situated in Section 24, Township 27 South, Range 6 West, W.M., containing 5,997 square feet, more or less. SUBJECT TO a 10 foot private utility easement over the westerly 10 feet of said Parcel 1 for Parcel 2.

PARCEL NO. 2
Beginning at a 5/8" iron rod from which the Initial Point of the plat of Sunny Acres bears N 5°44'37" E 65.17 feet and N 84°26'47" E 347.37 feet; thence S 5°44'37" W along the West line of the Walter Riley lands 84.63 feet to a 1/2" iron rod; thence S 59°59'19" W along the northerly R/W line of Military Avenue 66.48 feet to a 3/4" iron rod; thence N 18°34'24" W along the Easterly line of the Robert Warner lands 95.91 feet to a 5/8" iron rod; thence N 5°40'29" W along the Easterly line of the Dewey DeBolt lands 8.94 feet to a 5/8" iron rod; thence N 81°03'25" E along the South line of said DeBolt lands 16.83 feet to a 1/2" iron rod; thence leaving said South line, N 79°28'10" E 82.23 feet to the Point of Beginning, situated in Section 24, Township 27 South, Range 6 West, W.M., containing 7,500 square feet, more or less. TOGETHER WITH a 10 foot private utility easement over the westerly 10 feet of Parcel 1.

NARRATIVE:
PURPOSE: To create two parcels
PROCEDURE: I used the bearings and distances between the points found and set on my previous survey of this tract of land. Survey filed per M88-70, September 1981. Bearing and distance was calculated to establish the boundary line between Parcel 1 and Parcel 2. The basis of bearings is between found points on the southerly R/W line of Brown Avenue.

APPROVALS:
Roseburg Planning Commission:

Carol Jean Vest
President

John D. Bond
Secretary

Adney E. Bowler
Dept. of Public Works

Francis L. Ingram
Douglas County Surveyor

1-20-82
Date

1-13-82
Date

1-6-82
Date

1-21-82
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.

LEGAL OWNER: Short Building Company
1118 S.E. Stephens St.
Roseburg, Oregon 97470

OWNERS SIGNATURE: _____ DATE: _____

1982 JAN 22 AM 9 07

BY *Mary Beth*
DEPUTY
NO. _____ FEE 6.00

82-00743

DOUGLAS COUNTY OFFICIAL RECORDS

218-81-91