

MINOR LAND PARTITION
IN THE S.W. 1/4 OF SEC. 2, T.28S, R.6W.W.M.

PARTITIONER & LEGAL OWNER:

Warren & Irene Stapel
160 Pheasant Ct.
Roseburg, Or.

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

SURVEYED by
Bruce Rogers
2137 N.W. Calkins Rd.
Roseburg, Or.

WATER - Roberts Cr. Water Dist.

SEWER - Green Sanitary Dist.

June, 1982 1"=50'

I
Beginning at a point on the southerly line of that property described in Vol. 440, Recorder's No. 70-1178, Douglas County Records, from which point the initial point of Pacific Hwy. Fruitlands bears $589^{\circ}18'36"E$ 473 ft. and $N9^{\circ}36'E$ 141 ft.; thence $50^{\circ}19'17"W$ 74.08 ft. to a point on the southerly line of parcel 1 of a Minor Land Partition filed in Co. Surveyor's file M78-41; thence, along said southerly line $N89^{\circ}43'12"W$ 198 ft. to a point on the east line of Lot 36, Roseburg Home Orchard Tracts Plat H, thence, along said east line, $N0^{\circ}19'28"E$ 75.5 ft. to the southwest corner of that property described in Vol. 440, Recorder's No. 70-1178, Douglas County Records; thence, along the south line of said property, $589^{\circ}18'36"E$ 198 ft. to the place of beginning. All in Section 2, T.28S, R.6W.W.M. and containing 0.34 acres, more or less. Together with the access easement described below.

FILED
RECEIVED

JUN 16 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

II
Beginning at a point on the south line of that property described in Vol. 440, Recorder's No. 70-1178, Douglas County Records, from which point the initial point of Pacific Hwy. Fruitlands bears $589^{\circ}18'36"E$ 473 ft. and $N9^{\circ}36'E$ 141 ft.; thence $589^{\circ}18'36"E$, along the south line of said property, 473 ft.; thence, along the easterly line of said property, $N9^{\circ}36'E$ 74.59 ft. to a point on the southerly line of Happy Valley County Rd.; thence, along said southerly line, on the arc of a 686.25 ft. radius curve to the right (the chord of which bears $563^{\circ}13'01"E$ 692.25 ft.); thence, along the southerly line of Happy Valley Rd. and the westerly line of Pheasant Court, $540^{\circ}41'11"E$ 30.57 ft., $531^{\circ}11'11"E$ 60 ft., and $51^{\circ}34'11"E$ 13.42 ft. to the southeast corner of parcel 1 of a Minor Land Partition filed in County Surveyor's file M78-41; thence, along the southerly line of said parcel 1, $S80^{\circ}27'35"W$ 168.79 ft. and $N89^{\circ}43'12"W$ 687 ft.; thence $N0^{\circ}19'17"E$ 74.08 ft. to the place of beginning. All in section 2, T.28S, R.6W.W.M. and containing 0.341 acres, more or less.

Subject to the access easement described below.

ACCESS EASEMENT

A strip of land, 35 ft. in width, 20 ft. on the right (northerly) side and 15 ft. on the left (southerly) side of the following described centerline:

Beginning at a point on the westerly line of Pheasant Court, from which point the initial point of Pacific Hwy. Fruitlands bears $N1^{\circ}34'11"W$ 13.42 ft., $N31^{\circ}11'11"W$ 60 ft., $N40^{\circ}41'11"W$ 30.57 ft., $N63^{\circ}13'01"W$ 69.22 ft. and $N9^{\circ}36'E$ 66.41 ft.; thence, along the southerly line of Parcel 1 of a Minor Land Partition filed in County Surveyor's file M78-41, $S80^{\circ}27'35"W$ 168.79 ft. and $N89^{\circ}43'12"W$ 25 ft.

NARRATIVE

Purpose of this survey was to cut Parcel 1 of a previous Minor Land Partition in half. I found the old monuments as shown and set the new corners directly from them. All work was done with transit & chain.

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:

1982 JUN 16 PM 4 09

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary Kay Keal
DEPUTY

NO. _____ FEE 6.00

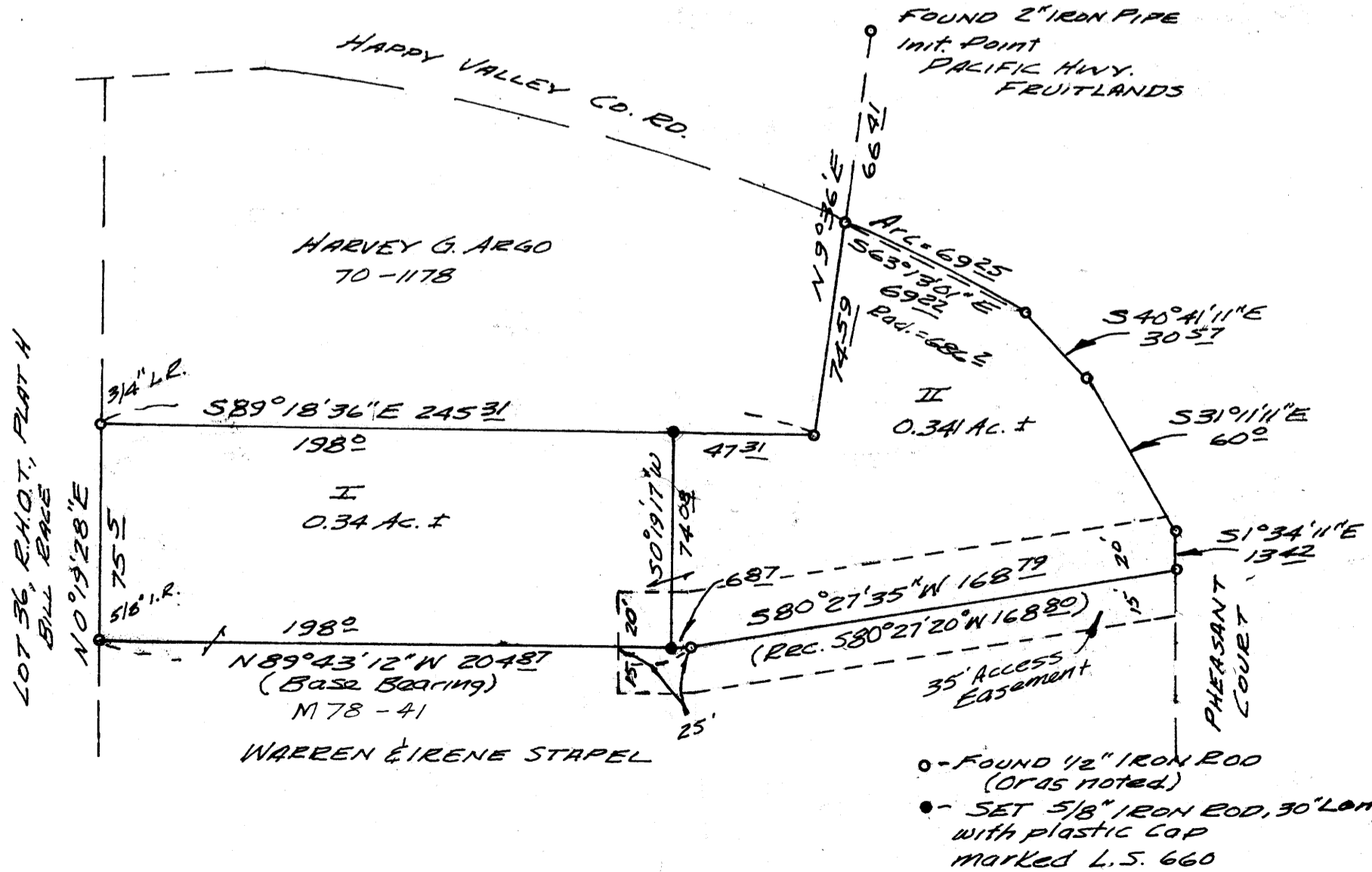
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

82-06391



LOT 36, R.H.O.T., PLAT H
BILL BRACE

MAP FILE M78-41