

Map File M 92-43  
CS File 58-259

COUNTY SURVEYORS FILE DATA  
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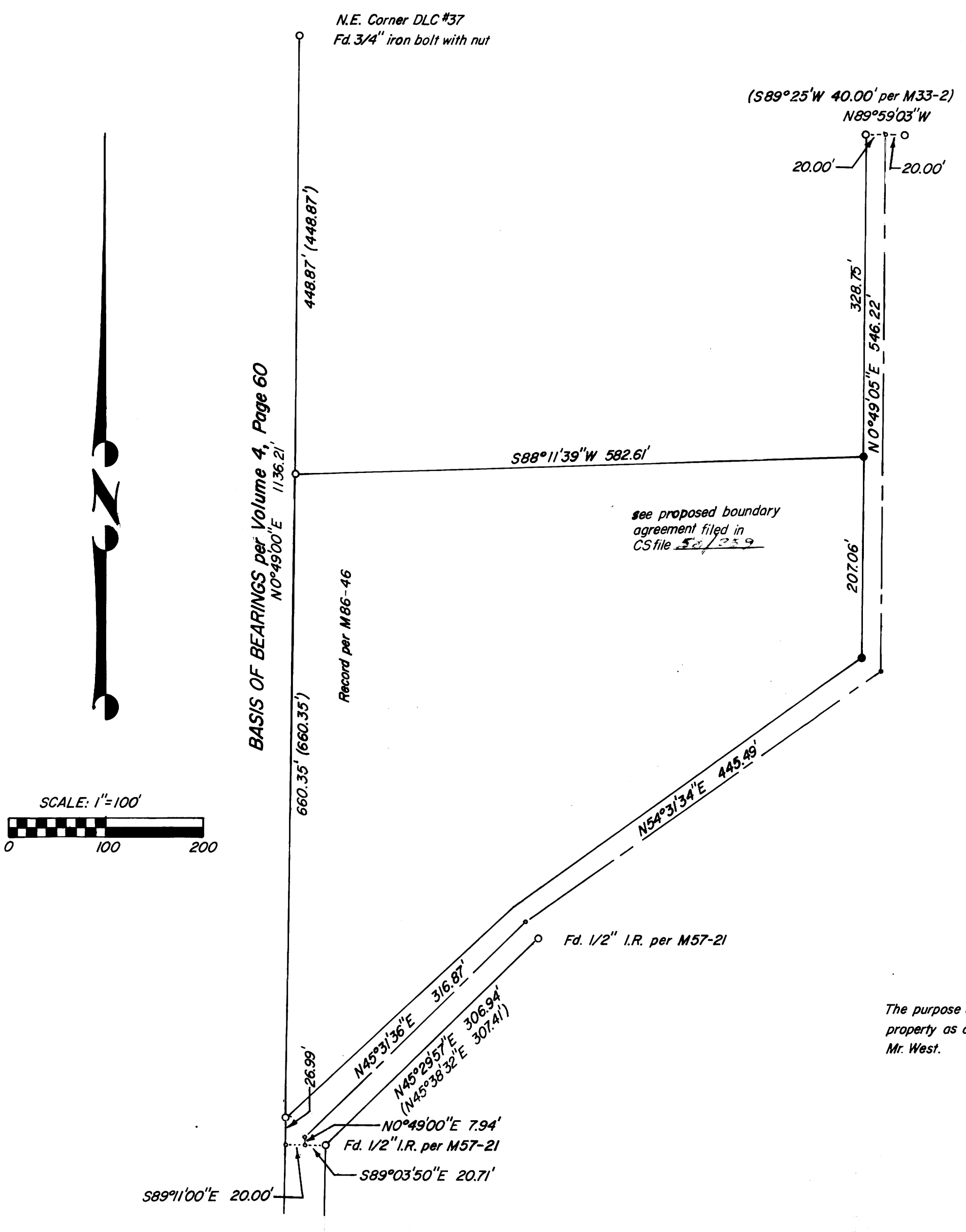
JUL 26 1982

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

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# SURVEY FOR DEED DESCRIPTION

IN TRACT 1, PLAT 1, ROSEBURG ORCHARD CO., NW 1/4, SEC. 7, T27S, R5W, W.M.  
FOR DAVE M. WEST  
JULY, 1982



### NARRATIVE

The purpose of this survey is to monument the East line of the Dave West property as described by a proposed boundary agreement given to me by Mr. West.

### LEGEND

- Found 5/8" iron rod unless otherwise noted
- Calculated point per proposed boundary agreement
- Set 5/8" x 30" iron rod with 3/4" brass washer marked "LS1903"

SURVEYOR: ALPHA & OMEGA Engineers, Inc.  
1622 N.E. VINE ST.  
ROSEBURG, OREGON 97470  
Ph. 672-7151  
Roderick B. Kimberling L.S.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roderick B. Kimberling*

OREGON  
July 18, 1980  
RODERICK B. KIMBERLING  
1903

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M 92-43

SURVEY FOR DAVE WEST

July 23, 1982

In Tract 1, Plat 1, Roseburg Orchards Co.  
N.W.  $\frac{1}{4}$ , Sec. 7, T27S, R5W, W.M.

Based on following  
BOUNDARY AGREEMENT

IT IS HEREBY AGREED by and among PETE SERAFIN REALTY, INC. and the ESTATE OF SYLVAN BARAGER, hereinafter "Serafin", and DAVE M. WEST AND TRUDY M. WEST, husband and wife, as tenants by the entirety, hereafter "West" that the parties do recognize and agree that the centerline of the 40' right of way dedicated by the plat of Roseburg Home Orchards Company, as the same lies between Lot 167, Tract 1, Plat 1, property of West, and Lots 140 and 141, Tract 1, Plat 1, property of West, and Lots 140 and 141, Tract 1, Plat 1, said Roseburg Orchards Company, property of Serafin, and extending between Lots 166 and 142, property of Serafin, is described as follows:

Beginning at a point in the centerline of an existing 40 foot dedicated right-of-way (Sunset Street) said point bears  $S0^{\circ}49'W$  687.34 feet and  $S89^{\circ}11'E$  20 feet from the Northwest Corner of Lot 167, Tract 1, Plat 1, "ROSEBURG ORCHARDS COMPANY", Douglas County, Oregon; thence  $N0^{\circ}49'E$  7.94 feet; thence  $N45^{\circ}31'36"E$  316.87 feet; thence  $N54^{\circ}31'34"E$  445.49 feet; thence  $N0^{\circ}49'05"E$  546.22 feet to a point approximately 100 feet southerly of the Northeast Corner of the Northeast Corner of Lot 166, Tract 1 Plat 1, "ROSEBURG ORCHARDS COMPANY", Douglas County, Oregon.

and Serafin does hereby quit claim to West any portions of Lots 140 and 141 lying northerly or westerly of said described right-of-way. West hereby quit claims to Serafin any portion of Lot 167 lying southerly or easterly of the above described right-of-way. Serafin does also hereby quit claim to West any portion of Lot 166 lying southerly to the following described line:

Beginning at a 5/8 inch iron rod at the Northwest Corner of Lot 167, "ROSEBURG ORCHARDS COMPANY" Tract 1, Plat 1, in Douglas County, Oregon,  $N88^{\circ}11'39"E$  582.61 feet to a 5/8 inch iron rod on the West line of the 40 foot roadway, previously described herein.

See separate survey plat

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DOUGLAS COUNTY, ORE.

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