

MINOR LAND PARTITION

OF LOT 6, OAKS ADDITION in the S.W. QUARTER of SECTION 25, T. 27 S., R. 6 W., W. M.
December 1982

Scale: 1" = 100'

PARTITIONER AND LEGAL OWNER: Mrs. Opal Hanson
326 Tipton Road
Roseburg, Oregon 97470 673-7159
SURVEYOR: Baughman Technical Service, Inc.
P.O. Box 222
Roseburg, Oregon 97470 673-0966
WATER: Roberts Creek Water Dist.
SEWER: Subsurface

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *JS*
JAN 6 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

BS

DESCRIPTIONS

Parcel 2 - Beginning at a 1/2 inch iron rod at the most Southerly corner of Lot 6, Oaks Addition as recorded in Vol. 2, Page 8, Plat Records of Douglas County, thence N 27°57'30" W, 541.20 feet along the Westerly line of Lot 6, to a point, thence N 69°53'40" E, 93.88 feet to a 1/2 inch iron rod on the high bank of the South Umpqua River, thence S 27°57'30" E, 527.83 feet to a 1/2 inch iron rod on the Northerly right of way line of Tipton Road, thence along said right of way line S 61°42'25" W, 93.00 feet to the point of beginning, containing 1.14 acres.

Parcel 1 - Beginning at a 1/2 inch iron rod at the most Easterly corner of Lot 6, Oaks Addition as recorded in Vol. 2, Page 8, Plat Records of Douglas County, thence along the Northerly right of way line of Tipton Road S 61°42'25" W, 341.84 feet to a 1/2 inch iron rod, thence N 27°57'30" W, 527.83 feet to a 1/2 inch iron rod on the high bank of the South Umpqua River, thence N 69°42'29" E, 344.92 feet to a point, thence S 27°57'30" E, 479.82 feet along the Easterly line of Lot 6, to the point of beginning, containing 3.95 acres.

NARRATIVE

The purpose of the survey was to divide Lot 6 Oaks Addition into two parcels. A random line traverse was run to position all monuments found, based on the bearing between 2-1/2 inch iron rods recorded on M66-28. Two 5/8 inch iron rods as recorded on M84-61 permitted the calculation of the theoretical position of the S.E. corner of Lot 1, Oaks Addition. A 3/4 inch iron pipe, recorded on CS 40/96 and which specified that point as being 100.00 feet from the most Southerly corner of Lot 6, established the basis for pro-rating the distances between that monument and the S.E. corner of Lot 1 as projected. The Easterly and Westerly lines of Lot 6, and the division line between Parcel 1 and 2 were established from the bearing obtained between a 3/4 inch iron pipe as recorded on CS 40/96 and a 1 3/4 inch iron pipe called for in the deed. Lengths for the easterly and westerly lines of Lot 6, were those distances recorded on the Plat of Oaks Addition. The work was performed by Lester Fanning using a Wild T-1A, HP 3805 and 300 foot steel tape.

NOTE:

No Bench Mark was set since both parcels have houses on site. A new building site would be created only if further parcel division took place. If further division occurs, a reference Bench Mark is located near the gated end of Tipton Road. The monument is a Brass Cap stamped L 554 1954 and is positioned on the Southerly end of a concrete headwall at the outlet end of a 36 inch pipe culvert under the Southern Pacific Transportation Co. Railroad. Both headwall and monument are visible from the end of Tipton Road. The end of Tipton Road is approximately 0.45 miles Southwesterly of the most Southerly corner of Lot 6, Oaks Addition. The elevation of that Bench Mark is 470.275.

Keith D. Cubic
PLANNING Dept

1/4/83
DATE

Francis L. Ingram
CO. SURVEYOR

1-6-83
DATE

South Umpqua R.

DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF DEEDS, IN AND FOR
SAY COUNTY, DO HEREBY CERTIFY THAT THE
FORESHOWN INSTRUMENT WAS RECORDED THIS DAY
1983 JAN -6 - AM 11:41

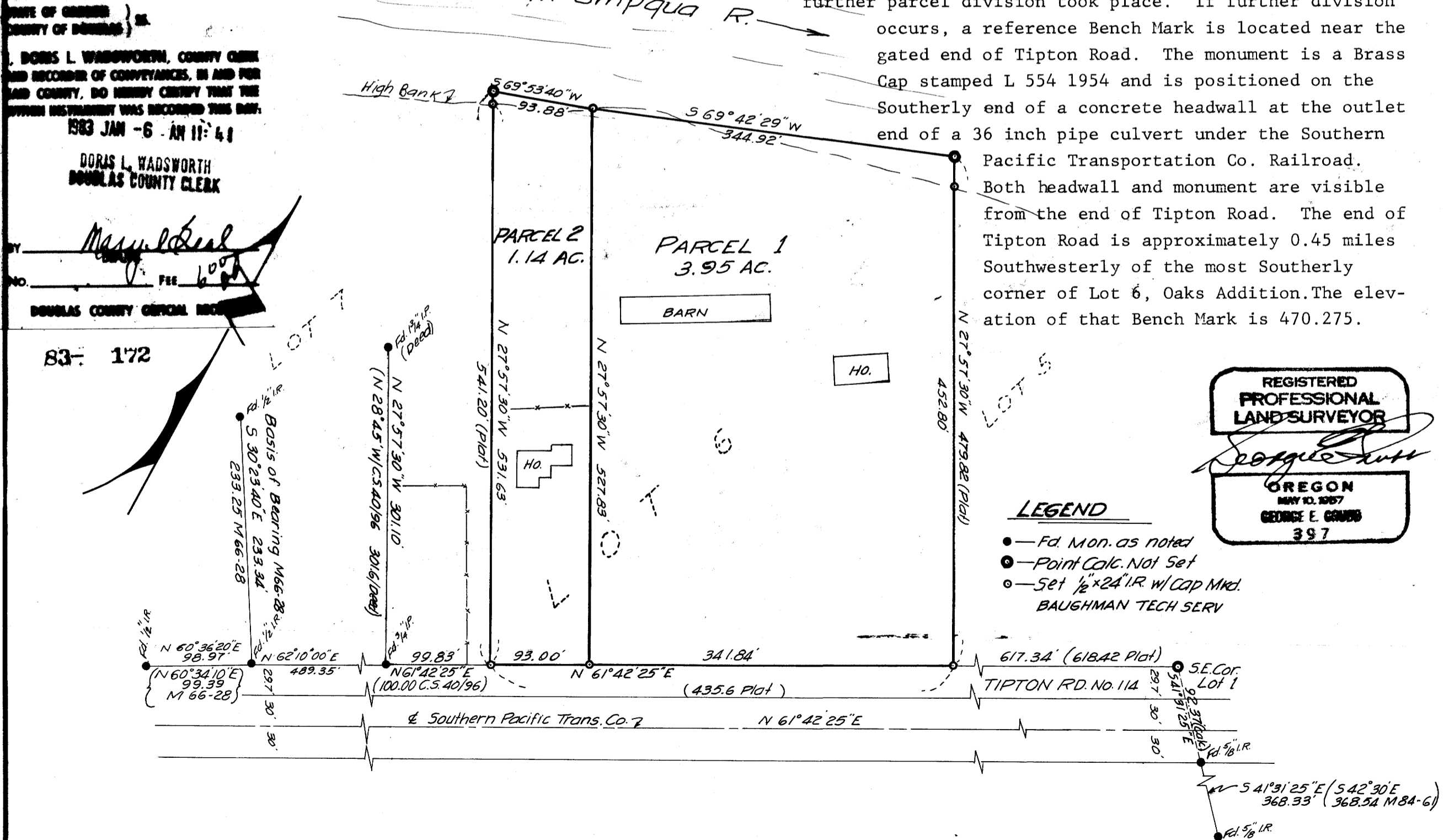
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 10, 1967
GEORGE E. GRUBB
397

LEGEND

- - Fd Mon. as noted
 - - Point Calc. Not Set
 - - Set 1/2" x 24" I.R. w/ Cap Mkd.
- BAUGHMAN TECH SERV



BR 8-19-32