

MINOR LAND PARTITION

LYING IN THE NE 1/4 OF SECTION 19, T27S, R5W, W.M.

FILED 88
RECORDED 1/8
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
BHW ENGINEERING & SURVEYING
1205 S.E. COURTSTATE OF OREGON
ROSEBURG, OREGON
673-0165

OWNERS:
ARROW LEE THORN
GAYLE & DERYLE
TOWNSEND
2905 CLEVELAND
HILL ROAD
ROSEBURG, ORE.

PARTITIONER:
STEVE GUIDO
2905 CLEVELAND
HILL ROAD
ROSEBURG, ORE.
672-5818

SURVEYOR:
BHW ENGINEERING & SURVEYING
1205 S.E. COURTSTATE OF OREGON
ROSEBURG, OREGON
673-0165

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:
1983 JAN -7 PM 1:18

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary L. Deal
DEPUTY
No. _____ FEE Call

DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:
● SET 5/8" x 30' IRON ROD
○ FOUND MONUMENT AS NOTED

SCALE: 1" = 50' OCTOBER 1981

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1980
DONALD A. BENTZ
839

SEWER: CITY OF ROSEBURG
WATER: CITY OF ROSEBURG

PARCEL 1

83- 227

Beginning at a 5/8" iron rod on the North Line of Douglas Street, said point bears N84°42'38"E 437.11 feet from the Northwest Corner of Douglas Land Claim #40, Township 27 South, Range 5 West, Willamette Meridian, City of Roseburg, Douglas County, Oregon, said point also bears S89°33'28"W 72.67 feet from the Southwest Corner of Lot 17 First Addition of Brookside in the City of Roseburg, said point also being the Southeast Corner of those parcels described in Instrument No. 79-03131 Douglas County Deed Records; thence N0°28'58"E 115.40 feet to a 5/8" iron rod on east line of parcels described in Instrument No. 79-03131; thence S89°33'28"W 65.00 feet; thence S0°28'58"W 115.40 feet to the North Line of Douglas Street; thence N89°33'28"E 65.00 feet to the point of beginning.

All being a part of those parcels described in Instrument No. 79-03131 and containing 7500 square feet.

TOGETHER WITH an easement, 6 feet in width, the centerline of which is determined by an existing sewer line serving the above described Parcel 1, said easement and sewer line may be relocated if it interferes with development of Parcel 2, described herein. All relocation work, if necessary, shall be done in conformance with City of Roseburg Standards and shall be at the expense of the owners of Parcel 2, described herein.

PARCEL 2

Beginning at a 5/8" iron rod on the North Line of Douglas Street, said point bears N83°27'23"E 347.52 feet from the Northwest Corner of Douglas Land Claim No. 40, Township 27 South, Range 5 West, Willamette Meridian, City of Roseburg, Douglas County, Oregon, said point also bears S89°33'28"W 162.67 feet from the Southwest Corner of Lot 17 First Addition of Brookside in the City of Roseburg, said point also being the Southwest Corner of those parcels described in Instrument No. 79-03131 Douglas County Deed Records; thence N0°28'58"E 220.00 feet along the West Line of those parcels described in Instrument No. 79-03131 to a 5/8" iron rod; thence continuing N0°28'58"E 38.00 feet to the centerline of Deer Creek; thence leaving said West Line S89°37'13"E 30.89 feet; thence continuing along said centerline of Creek S76°02'32"E 60.76 feet to a point on the East Line of that Parcel described in Instrument No. 79-03131; thence S0°28'58"W 32.44 feet along said East Line to a 5/8" iron rod; thence continuing S0°28'58"W 94.60 feet to a 5/8" iron rod; thence leaving said East Line S89°33'28"W 65.00 feet to a 5/8" iron rod; thence S0°28'58"W 115.40 feet to a 5/8" iron rod on the North Line of Douglas Street; thence S89°33'28"W 25.00 feet to the point of beginning.

All being a part of those parcels described in Instrument No. 79-03131 and containing 0.35 acres.

SUBJECT TO an existing sanitary sewer easement, recorded in Volume 307, Recorder's No. 297221, Records of Douglas County, Oregon.

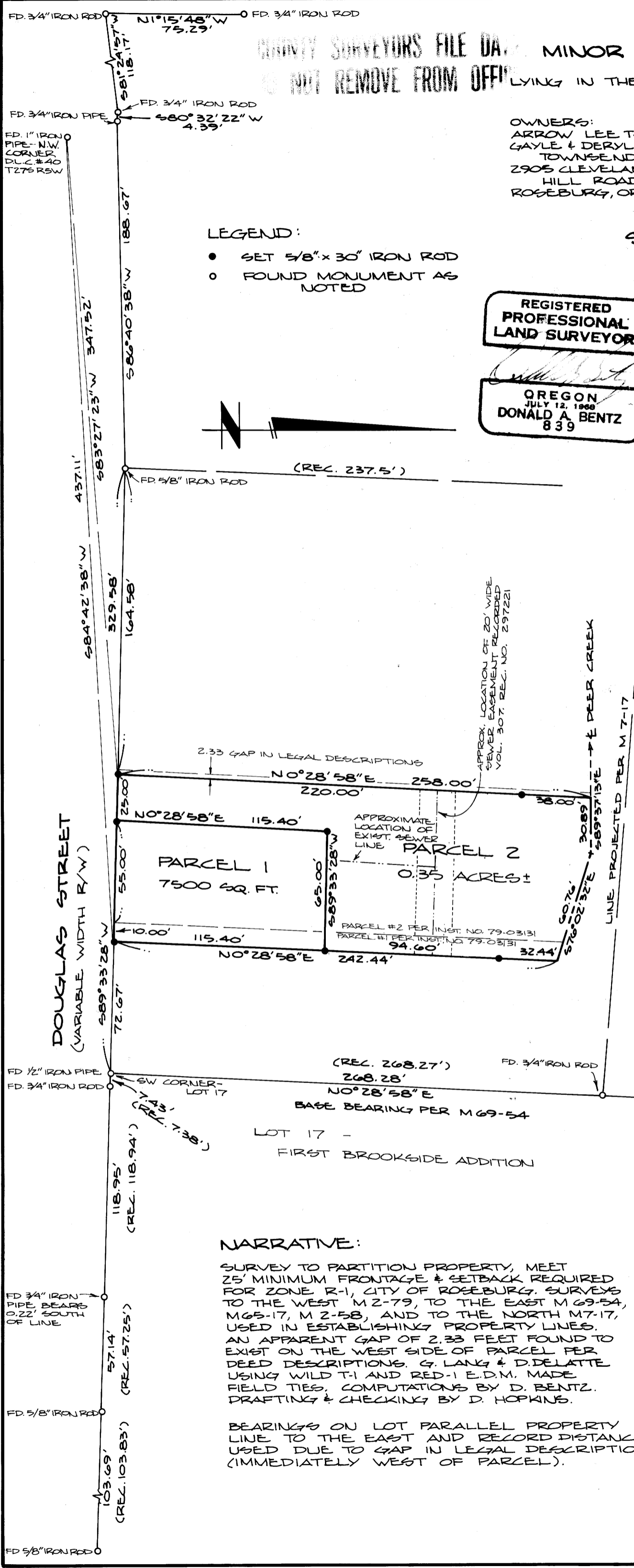
ALSO SUBJECT TO an easement, 6 feet in width, the centerline of which is determined by an existing sewer line serving Parcel 1 as described herein, said easement and sewer line may be relocated if it interferes with development of Parcel 2. All relocation work, if necessary, shall be done in conformance with City of Roseburg Standards and shall be at the expense of the owners of Parcel 2.

APPROVALS:

Planning Department: [Signature] 12-16-82
Date

Department of Public Works: Adney Bowker 12-16-82
Date

County Surveyor: Francis L. Ingram 1-7-83
Date:



NARRATIVE:

SURVEY TO PARTITION PROPERTY, MEET 25' MINIMUM FRONTAGE & SETBACK REQUIRED FOR ZONE R-1, CITY OF ROSEBURG. SURVEYS TO THE WEST M2-79, TO THE EAST M69-54, M65-17, M2-58, AND TO THE NORTH M7-17, USED IN ESTABLISHING PROPERTY LINES. AN APPARENT GAP OF 2.33 FEET FOUND TO EXIST ON THE WEST SIDE OF PARCEL PER DEED DESCRIPTIONS. G. LANG & D. DELATTE USING WILD T-1 AND RED-1 E.D.M. MADE FIELD TIES, COMPUTATIONS BY D. BENTZ. DRAFTING & CHECKING BY D. HOPKINS.

BEARINGS ON LOT PARALLEL PROPERTY LINE TO THE EAST AND RECORD DISTANCES USED DUE TO GAP IN LEGAL DESCRIPTIONS (IMMEDIATELY WEST OF PARCEL).

8-19-83