

PARCEL NO. 1

Beginning at a 1/2 inch iron rod at the Southwest corner of Lot 2, Block 3, LYNWOOD TERRACE, from which the section corner common to Sections 10, 11, 14, & 15, T. 27 S., R. 6 W., W. M. bears S. 2°39'44" W. 2126.67 feet, thence; S. 89°37'17" W., 304.23 feet to a 1 inch iron pipe, thence N. 12°53'21" E., 306.34 feet to a 5/8 inch iron rod on the Southerly right-of-way of Garden Valley Road, thence along said right-of-way S. 74°48'30" E., 240.55 feet to a 1 inch iron pipe at the Northwest corner of LYNWOOD TERRACE, Block 3, thence S. 0°55'08" E., 233.60 feet to the point of beginning. The above described parcel is situated in Sec's 10&11 T. 27 S., R. 6 W., W. M. and contains 1.66 Acres, more or less; TOGETHER WITH the utility easement described below in Parcel No.'s 2 & 3.

MINOR LAND COUNTY SURVEYOR DOUGLAS COUNTY, ORE PARTITION

Located in the SE 1/4 of Section 10, & the SW 1/4 of Section 11, T. 27 S., R. 6 W., W. M.

September 1982 Scale 1" = 100'

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

PARCEL NO. 2

Beginning at a 1/2 inch iron rod at the center of Olive St. (now vacated), from which the Section corner common to Sections 10, 11, 14 & 15, T. 27 S., R. 6 W., W. M. bears S. 89° 30' W., 141.55 feet and S. 2°39'44" W. 2126.67 feet; thence along the centerline of said Olive St. N. 0°30' W., 193.35 feet to a 1/2 inch iron rod on the Southerly right-of-way line of Garden Valley Road; thence along said Garden Valley Road right-of-way S. 74°48'30" E. 260.46 feet to a 5/8 inch iron rod on the Westerly right-of-way line of Troost Street; thence along said Troost Street right-of-way line S. 0°30' E. 122.91 feet to a 1/2 inch iron rod; thence S. 89°30' W., 250.75 feet to the point of beginning. The above described parcel is situated in Section 11, T. 27 S., R. 6 W., W. M. and contains 0.91 Acres, more or less; SUBJECT TO a 7 1/2 foot easement along the Easterly 220.75 feet of the Southerly boundary and tapering to the Southwest corner in the remaining distance; TOGETHER WITH that portion of the easement as described in Parcel No. 3 below abutting the Southerly boundary of the above described parcel.

Partitioners:

Nancy Felker Development Corp. 1028 SE Stephens St. Roseburg, OR 97470

Legal Owners:

Myrtle B. Miller 4899 SW Dillard Hwy. Dillard, OR

William G. Williams 3392 W. Melrose Rd. Roseburg, OR

Paul Felker 1147 W. Pilger Roseburg, OR

Nancy Felker Development Corp. same as above

Darlene M. Heilman Rt. 1, Box 301 Camas Valley, OR

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 OCT -6 PM 10:02

PARCEL NO. 3

Beginning at a 1/2 inch iron rod at the Southwest corner of Lot 2, Block 3, LYNWOOD TERRACE, from which the Section corner common to Sections 10, 11, 14, & 15, T. 27 S., R. 6 W., W. M. bears S. 2°39'44" W. 2126.67 feet; thence N. 89°30' E. 392.30 feet to a 1/2 inch iron rod on the Westerly right-of-way line of Troost Street; thence along said Troost Street right-of-way S. 0°30' E. 269.72 feet to a 5/8 inch iron rod on the Northerly right-of-way line of Sunberry Drive; thence along said Sunberry Drive right-of-way line S. 89°30' W. 390.08 feet to a 5/8 inch iron rod at the Southeast corner of the PEOPLES CHOICE SUBDIVISION and thence along the Easterly and Northerly boundary of the PEOPLES CHOICE SUBDIVISION; N. 0°55'08" W. 82.00 feet to a 2 inch iron pipe; thence S. 89°39'49" W. 114.00 feet to a 5/8 inch iron rod; thence S. 0°55'08" E. 8.40 feet to a 5/8 inch iron rod; thence N. 89°56'46" W., 551.51 feet to a 5/8 inch iron rod on the Northwest corner of said PEOPLES CHOICE SUBDIVISION; thence leaving said subdivision N. 0°53'14" W. 210.41 feet to a 3/4 inch iron pipe; thence S. 87°27'39" E., 361.51 feet to a 1 inch iron pipe; thence N. 89°37'17" E. 304.23 feet to the point of beginning. The above described parcel situated in Sections 10 & 11, T. 27 S., R. 6 W., W. M. and containing 5.45 Acres, more or less. The above described parcel subject to an easement described as follows: Beginning at the Northeast corner of the above parcel; thence S. 89°30' W., 392.30 feet; S. 89°37'17" W., 15.00 feet; S. 0°55'08" E., 15.00 feet, N. 89°37'17" E., 15.00 feet; N. 89°30' E., 141.55 feet; N. 75°27'40" E., 30.82 feet; N. 89°30' E., 220.75 feet and N. 0°30' W. 7.50 feet to the point of beginning.

NARRATIVE: 82-10794 DOUGLAS COUNTY OFFICIAL RECORDS

This survey was made to accomplish a zone separation and plat vacation. The monuments of the Northerly and Easterly exterior were originally found in a topographic survey in 1973. We replaced those corners that were destroyed in construction in the same position that we found them at the time. The Southerly and Easterly exterior are bounded by street right-of-ways and THE PEOPLE'S CHOICE SUBDIVISION. We replaced all of those points that were destroyed in construction with like-sized monuments. The survey was accomplished with a Wild T1 AE Theodolite and H.P. 3805A EDM by Lester Fanning, crew chief, and Mack Clark, chainman.

Surveyor: Baughman Technical Services, Inc. P. O. Box 222 Roseburg, OR 97479 673-0966

Zone: Parcels 1 & 2 PO - Parcel 3 R1-6

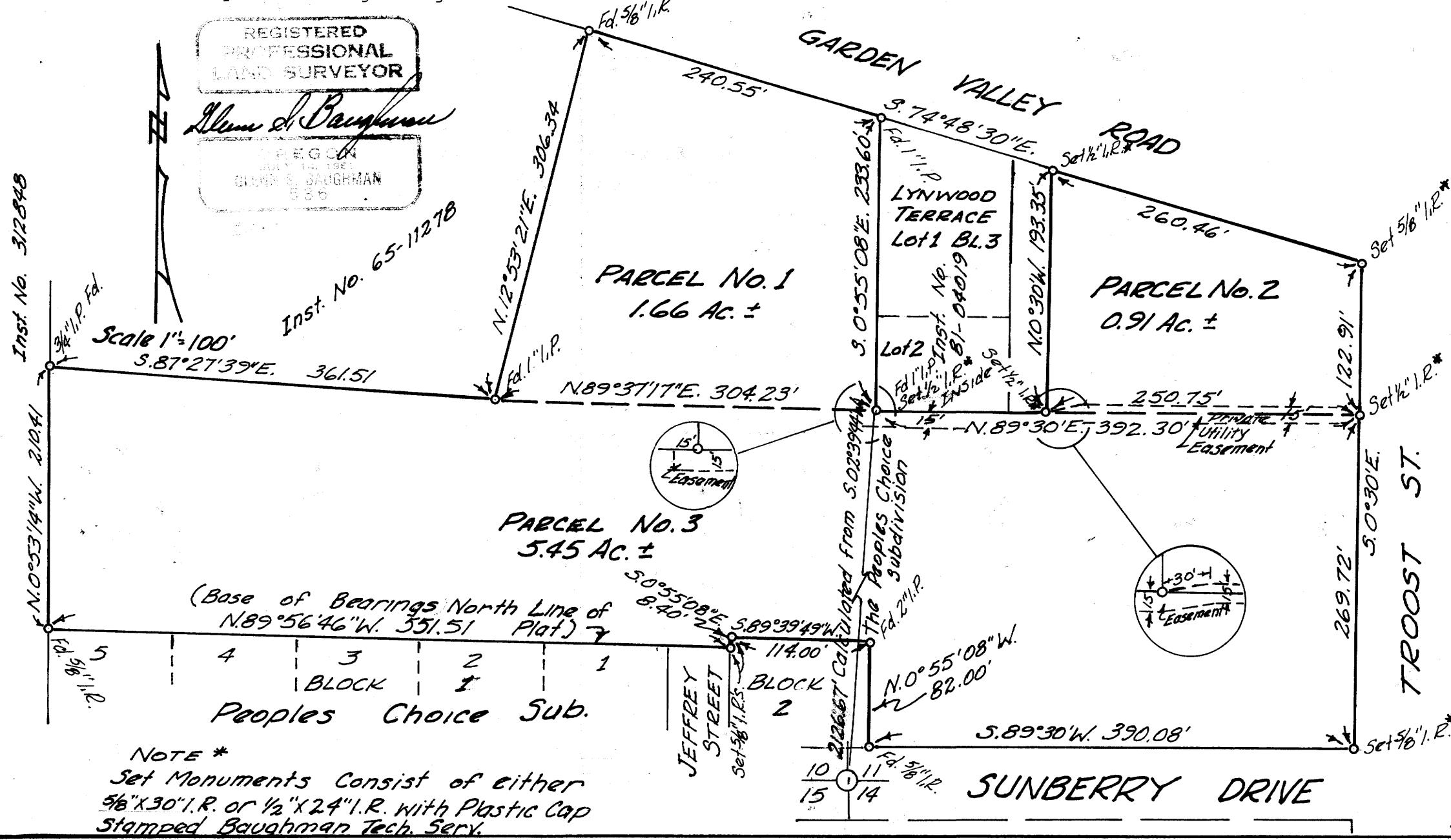
Water: City of Roseburg

Sewer: City of Roseburg

Approvals: Francis L. Ingram 10-6-82 County Surveyor

City Planning Director 9-29-82

for Adney E. Bowker 9-29-82 City Public Works Director



REGISTERED PROFESSIONAL LAND SURVEYOR

Alan A. Baughman REGIONAL SURVEYOR

Inst. No. 312848

Scale 1"=100'

Inst. No. 65-11278

PARCEL No. 3 5.45 Ac. ±

PARCEL No. 1 1.66 Ac. ±

PARCEL No. 2 0.91 Ac. ±

(Base of Bearings North Line of N. 89°56'46" W. 551.51 Plat.)

Peoples Choice Sub.

NOTE * Set Monuments Consist of either 5/8" X 30" I.R. or 1/2" X 24" I.R. with Plastic Cap Stamped Baughman Tech. Serv.

MAP FILE M93-5

MAP FILE M93-5