

A MINOR LAND PARTITION lying in Lot 7, Tract 1, Plat 1, "Roseburg Orchard Co." in the N.E. 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian

COUNTY SURVEYORS FILE DATA NOT REMOVE FROM OFFICE

FILED BS RECEIVED jh

APR 13 1983

PARTITIONER & OWNER: James Eveland 2473 Northwest Calkins Road Roseburg, OR 97470

SURVEYOR: AA Surveying Service, Inc. P. O. Box 130 Roseburg, OR 97470

SCALE: 1" = 40' DATE: MARCH 1983 ZONING: R-1

COUNTY SURVEYOR DOUGLAS COUNTY, ORE. BS

DESCRIPTIONS:

SEWER SERVICE: North Umpqua Sanitary District WATER SERVICE: City of Roseburg

REGISTERED PROFESSIONAL LAND SURVEYOR Eugene A. Bloom OREGON MAY 13, 1980 EUGENE A. BLOOM 492

LEGEND:

- FOUND 1/2" IRON PIPE PER M23-52 FOUND 3/4" IRON ROD PER M68-10 FOUND 5/8" IRON ROD AS NOTED SET 5/8" x 30" IRON ROD WITH ALUM. CAP MKD. "AA SURVEYING SERVICE"

PARCEL 1:

Beginning at a 5/8" iron rod on the easterly right-of-way line of Hooker Road from which the Southwest Corner of the W. J. Martin Donation Land Claim No. 62, Township 27 South, Range 6 West, Willamette Meridian, bears S1°48'39"W 1793.80 feet; thence N1°04'E along said easterly right-of-way line 90.78 feet to a 5/8" iron rod, being the Southwest Corner of the Willamette Graystone, Inc. Lands; thence leaving said easterly right-of-way line, S88°53'20"E along the Willamette Graystone, Inc. Lands 140.93 feet to a 5/8" iron rod and S10°10'E 69.54 feet to a 5/8" iron rod being the Southeast Corner of said Lands; thence S6°28'21"W along the westerly right-of-way line of the Southern Pacific Railroad 22.19 feet to a 5/8" iron rod; thence leaving said right-of-way line, N89°04'14"W 152.39 feet to the point of beginning, situated in Section 1, Township 27 South, Range 6 West, Willamette Meridian, containing 0.31 acres, more or less.

PARCEL 2:

Beginning at a 5/8" iron rod on the easterly right-of-way line of Hooker Road from which the Southwest Corner of the W. J. Martin Donation Land Claim No. 62, Township 27 South, Range 6 West, Willamette Meridian, bears S1°48'39"W 1793.80 feet; thence along said easterly right-of-way line S1°04'W 65.00 feet to a 5/8" iron rod being the Northwest Corner of the Starling Lands; thence leaving said easterly right-of-way line S89°11'26"E along the North Line of said Starling Lands 146.26 feet to a 5/8" iron rod on the westerly right-of-way line of the Southern Pacific Railroad; thence N6°28'21"E along said westerly right-of-way line 65.00 feet to a 5/8" iron rod; thence leaving said westerly right-of-way line, N89°04'14"W 152.39 feet to the point of beginning, situated in Section 1, Township 27 South, Range 6 West, Willamette Meridian, containing 0.22 acres, more or less.

NARRATIVE

PURPOSE:

To divide ownership into two parcels.

PROCEDURE:

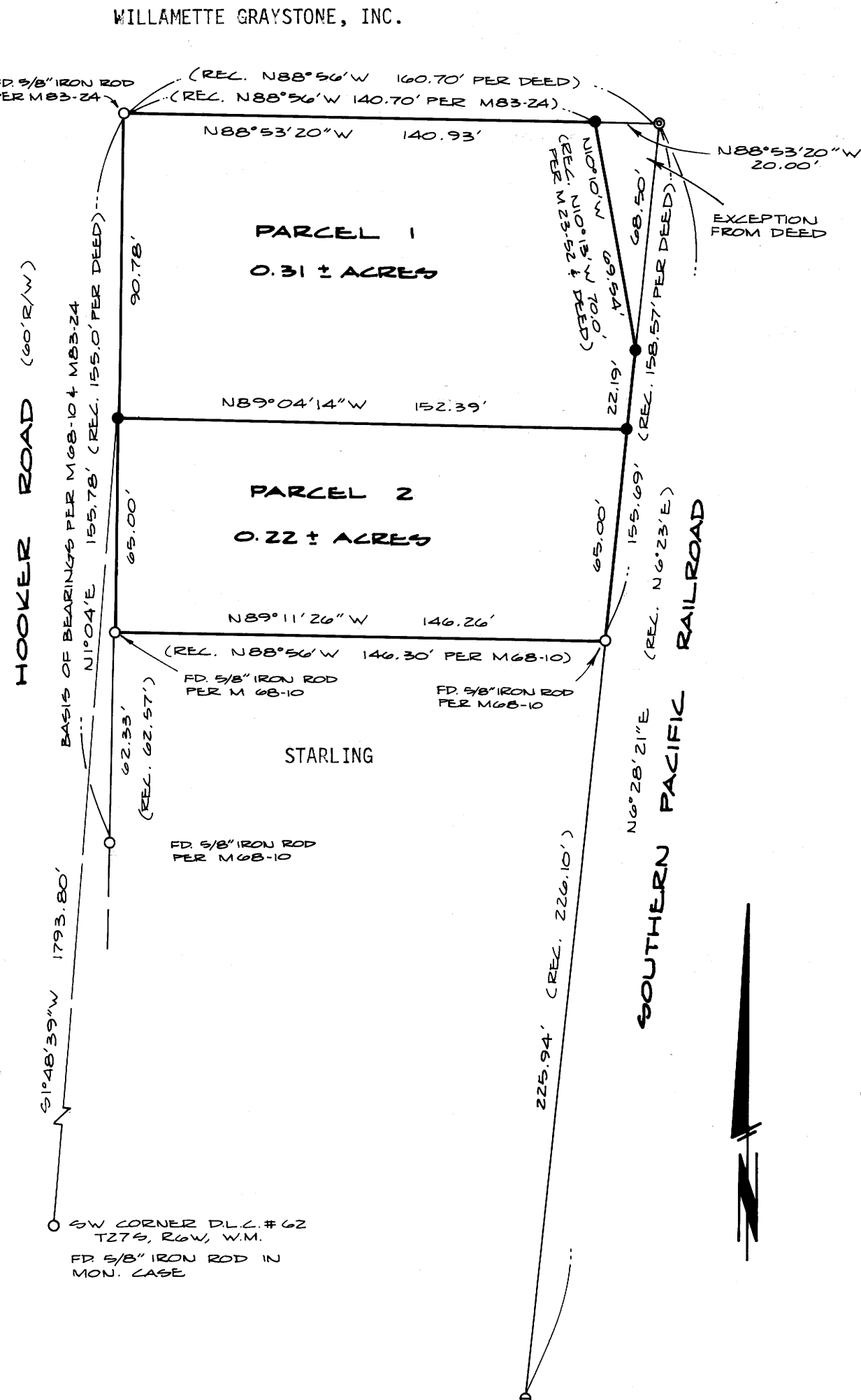
I found the property corners as noted hereon, the North Line of subject property was set per M83-24 and M23-52. The South Line was set per M68-10. Upon verifying with other corners found, I find that there are no major discrepancies.

The Basis of Bearings used was the inverse between surveys M83-24 and M68-10 on the easterly right-of-way line of Hooker Road.

The original description does not close by North 2.88 feet and East 0.25 feet.

A Total Station Topcon Guppy was used.

APPROVALS



Keith L. Cubic

4/11/83

DOUGLAS COUNTY PLANNING DEPARTMENT

DATE

Larry E. Morrison

DEPUTY

4-13-83

DOUGLAS COUNTY SURVEYOR

STATE OF OREGON COUNTY OF DOUGLAS ) SS.

DATE

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:

83-4271

BY Meryl Keal DEPUTY No. 622

325-83-124

DOUGLAS COUNTY OFFICIAL RECORDS

M 93-74

83-4271-39