

02-561W M95-20

A MINOR LAND PARTITION

Lots 1 and 2 of "INLYING SUBDIVISION" and lying in the NE 1/4, Section 19, Township 27 South, Range 5 West Willamette Meridian, Douglas County, Oregon

PARTITIONER & OWNER:

Earnest & John Peel
1515 Northwest Beacon Way
Roseburg, OR 97470

SURVEYOR:

Donald A. Bentz, L.S.
Post Office Box 901
Winchester, OR 97495

SCALE: 1" = 20'

DATE: October, 1983

WATER: City of Roseburg
SEWER: Roseburg Urban Sanitary Authority

ZONING: MR-14

FILED
RECEIVED

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DESCRIPTIONS:

PARCEL 1:

A parcel of land being a portion of Lots 1 and 2 of "INLYING SUBDIVISION" as recorded in Volume 12, Page 38 in the Plat Records of Douglas County, Oregon, and lying in Section 19, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more fully described as:

Beginning at a 3/4" iron pipe at the Northwest Corner of the above said Lot 2; thence along the northerly line of said Lot 2 N88°35'E 89.08 feet to a 5/8" iron rod with cap; thence leaving said northerly line S4°57'44"E 133.09 feet to a 5/8" iron rod with cap in the northerly right-of-way line of Ivy Drive; thence along said northerly right-of-way line S71°37'30"W 70.00 feet to a 1/2" iron pin at the Southwest Corner of the above said Lot 1; thence along the westerly line of said Lot 1 N15°54'51"W 80.18 feet to a 3/4" iron pipe at the Southwest Corner of the above said Lot 2; thence along the westerly boundary of said Lot 2 the following: N15°53'56"W 34.54 feet to a 1/2" iron pipe and N3°39'36"W 42.21 feet to the point of beginning and containing 0.27 acres of land, more or less.

PARCEL 2:

A parcel of land being a portion of Lots 1 and 2 of "INLYING SUBDIVISION" as recorded in Volume 12, Page 38 in the Plat Records of Douglas County, Oregon, and lying in Section 19, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more fully described as:

Beginning at a 5/8" iron rod with cap at the Northeast Corner of the above said Lot 2; thence along the easterly boundary of said Lot 2 S0°52'13"E 62.53 feet to a 3/4" iron pipe at the Northeast Corner of the above said Lot 1; thence along the easterly and southerly boundaries of said Lot 1 the following courses: S0°35'58"E 21.48 feet to a 2" iron pipe, said point being the Initial Point of the above said "INLYING SUBDIVISION", along the arc of a 41.06 foot radius curve to the right (the long chord of which bears S34°54'17"W 48.90 feet) to a 1/2" iron pin and S71°37'30"W 32.27 feet to a 5/8" iron rod with cap; thence leaving said southerly boundary N4°57'44"W 133.09 feet to a 5/8" iron rod in the northerly line of the above said Lot 2; thence along said northerly line N88°35'E 68.97 feet to the point of beginning and containing 0.18 acres of land, more or less.

APPROVALS:

CITY OF ROSEBURG:

Planning Department Director

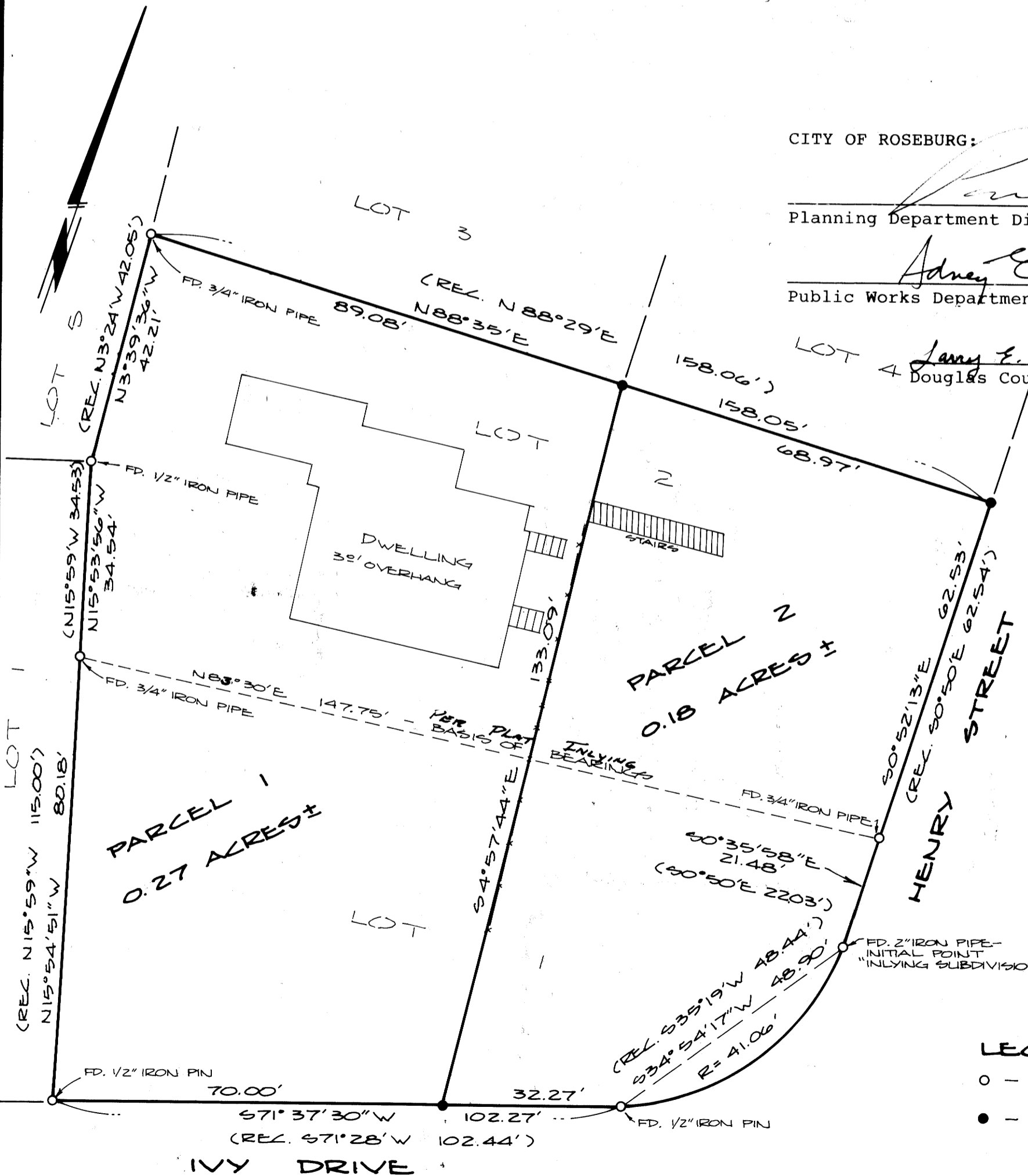
10-13-83
Date

Public Works Department

Oct. 12, 1983
Date

Douglas County Surveyor

10-14-84
Date



NARRATIVE:

Survey to split Lots 1 and 2 of "Inlying Subdivision" into two parcels with different configuration. The Northeast Corner of Lot 2 was established by distance-distance intersection - all other monuments found. Field work by Greg Lang and Dave Delatte. Calculations by Don Bentz. Drafting by Debra Hopkins.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY

1983 OCT 14 PM 3:40

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1983
DONALD A. BENTZ
839

NO. _____ FEE 6.80
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET 5/8" x 30" IRON ROD W/CAP MKD. "BENTZ SURVEY, INC. # 839"

83-13003