

MINOR LAND PARTITION IN THE 1/4 SECTION 19 AND 20 1/4, SECTION 20, T27S, R.5W, W.M. CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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NOV 30 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER: CHARLES A & LYNN D. BEAUCHAMP
UMPQUA RT. BOX 182
UMPQUA, ORE. 97406

OCTOBER 1983
SCALE: 1"=50'

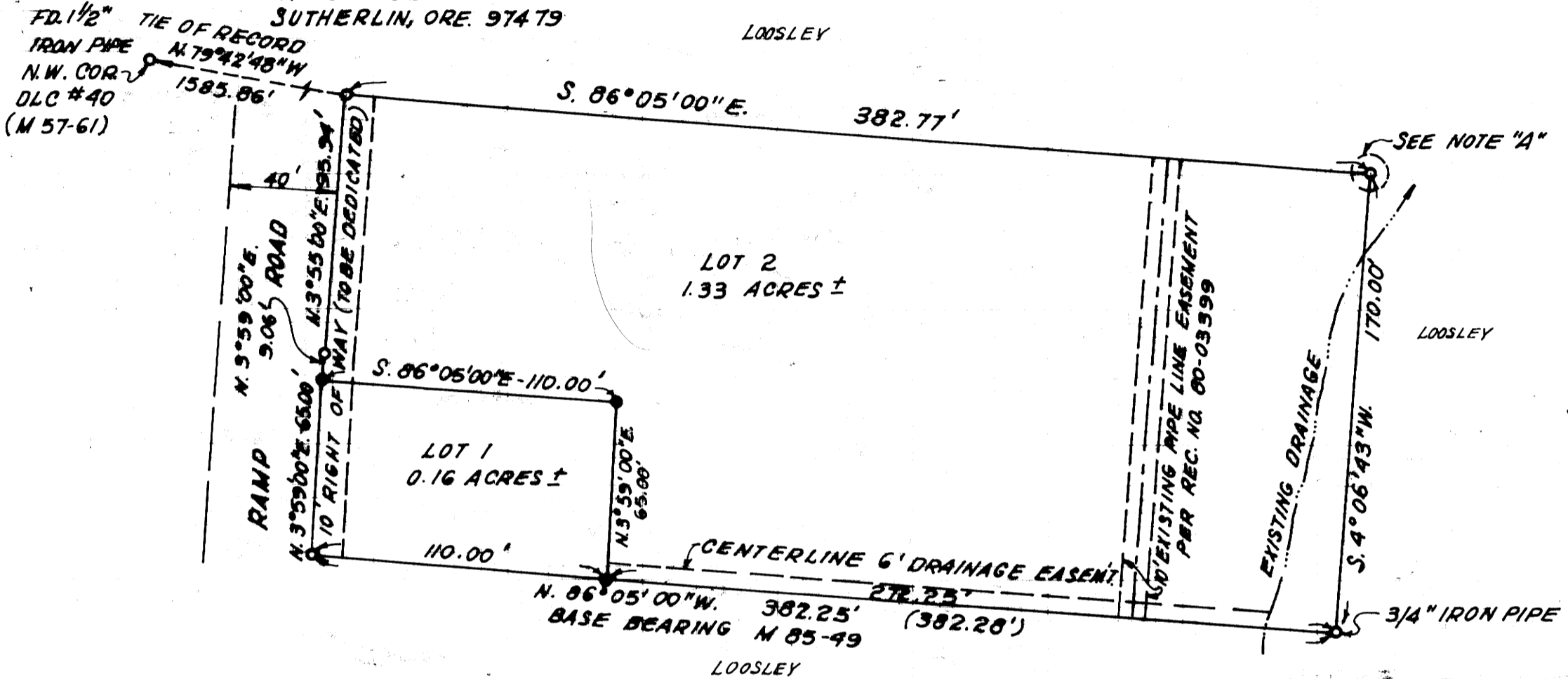
Legend: ○ FD. 5/8" IRON ROD
● SET 5/8"x30" IRON ROD W/CAP

LEGAL OWNER OF RECORD: JOSEPH M. & BETTY J. SIMAS
% BEAUCHAMP, CHARLES A. &
LYNN D.

WATER & SEWER:
CITY OF ROSEBURG
7635 TYEE ROAD
UMPQUA, ORE. 97486

NUMBER OF LOTS: 2
ZONE: R-1

SURVEYOR: ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, ORE. 97479



NARRATIVE:

SURVEY TO CHANGE MLP 6/122 FROM THREE LOTS TO TWO LOTS.

EQUIPMENT:

THEODOLITE/DISTANCE METER

CONDITION:

THAT 10 FT. BE DEDICATED ON THE WESTERLY BOUNDARY OF BOTH PARCELS FOR ADDITIONAL RIGHT-OF-WAY FOR RAMP ROAD.

NOTE "A"

POINT COMPUTED AT RECORD BEARING AND DISTANCE - EXISTING 5/8" IRON ROD IS 0.77 FT. NORTH AND 0.98 FT. EAST.

REFERENCES:

ASSESSORS MAPS, MLP 6/122, M 57-61, DEEDS 83-08557 & 83-08556

DESCRIPTION:

LOT 1

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD FROM WHICH THE NORTHWEST CORNER OF THE THOMAS STEVENS DONATION LAND CLAIM NO. 40, T.27S, R.5W, W.M. BEARS N.3°59'00"E, 9.06 FT. AND N.3°55'00"E, 95.94 FT. AND N.79°42'48"W, 1585.86 FT., THENCE S.86°05'00"E, 110.00 FT. TO A 5/8" IRON ROD, THENCE S3°59'00"W, 65.00 FT. TO A 5/8" IRON ROD, THENCE N.86°05'00"W, 110.00 FT. TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD, THENCE ALONG SAID RIGHT-OF-WAY N.3°59'00"E, 65.00 FT. TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES MORE OR LESS, ALL IN SECTIONS 19 AND 20, T.27S, R.5W, W.M., DOUGLAS COUNTY, OREGON.

LOT 2

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD, FROM WHICH THE NORTHWEST CORNER OF THE THOMAS STEVENS DONATION LAND CLAIM NO. 40, T.27S, R.5W, W.M. BEARS N.79°42'48"W, 1585.86 FT., THENCE S.86°05'00"E, 382.77 FT. TO A POINT, THENCE S4°06'43"W, 170.00 FT. TO A 3/4" IRON PIPE. THENCE N.86°05'00"W, 272.25 FT. TO A 5/8" IRON ROD, THENCE N.3°59'00"E, 65.00 FT. TO A 5/8" IRON ROD, THENCE N.86°05'00"W, 110.00 FT. TO A 5/8" IRON ROD, THENCE N.3°59'00"E, 9.06 FT. TO A 5/8" IRON ROD, THENCE N.3°55'00"E, 95.94 FT. TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES MORE OR LESS, ALL IN SECTIONS 19 AND 20, T.27S, R.5W, W.M., DOUGLAS COUNTY, OREGON.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, BORIS 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 NOV 30 PM 4:38
BORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY: *Maryel Seal*
No. _____ FEE _____
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

Adney E. Bowker 11-30-83
CITY ENGINEER DATE
N/A
PRESIDENT, PLANNING COMMISSION DATE

Robert J. Nelson for 11-30-83
SECRETARY PLANNING COMMISSION DATE
Larry E. ... COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT L. DOLAN
1076

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