

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

8- Pg. 101  
FILED *BS*  
RECEIVED *BS*  
MAR 9 1984  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. *BS*

MINOR LAND PARTITION  
IN THE S.E. 1/4 OF SECTION 18, T.26S, R.3W.W.M.  
FEB. 1984

LEGAL OWNER:  
Grace Bond Estate  
c/o Pete Serafin Realty, Inc.  
P.O. Box 2250  
Roseburg, Or.

PARTITIONER  
Peter B. Serafin, Agent,  
P.O. Box 2250  
Roseburg, Or.  
Ph. 673-7355

SURVEYED by  
Bruce Rogers  
2737 N.W. Calkins Rd  
Roseburg, Or.

WATER:  
Domestic Water Right from River

SEWER:  
Glide Sanitary Dist.

Zoned R-5

84- 2990  
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:  
1984 MAR -9 PM 3:39  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: *Mary J. Deel*  
DEPUTY  
NO. *608* FEE *6.00*  
DOUGLAS COUNTY OFFICIAL RECORDS

Beginning at a 5/8" iron rod set in the southerly line of County Road #485, from which rod the south 1/4 corner of section 18, T.26S, R.3W.W.M bears S 67°15'W 271.82 ft. and S 13°16'05"W 1899.13 ft.; thence S 10°00'E 306.2 ft. to a 5/8" iron rod; thence N 58°42'E 181.85 ft. to a 5/8" iron rod; thence N 19°00'W 422.9 ft. to a point on the centerline of the North Umpqua River; thence, along said centerline, S 64°24'20"W 107.37 ft. to a point; thence, S 10°00'E 148.2 ft. to the point of beginning. Excepting therefrom the County Rd. #485 right of way.

The above described parcel is subject to a 10 ft. wide utility easement, the left (northerly) line of which is described as follows: Beginning at the point of beginning of the above described parcel; thence N 67°15'E, along the Co. Rd #485 right of way, 130.23 ft. Also subject to a 20 ft. wide utility easement, the southerly (right) line of which is described as follows: Beginning at the southwest corner of the above described parcel; thence, along the southerly line of said parcel, N 58°42'E 181.85 ft. And together with a 25 ft. wide Waterline easement, 12.5 ft. on each side of the following described centerline: Beginning at a point on the southerly line of the above described parcel, from which point the southeast corner of said parcel bears N 58°42'E 40.2 ft.; thence S 8°47'W 75.2 ft.

~~The remainder of the Bond Estate lands lying in the S.E. 1/4 of Section 18, T.26S, R.3W.W.M. subject to the waterline easement described above.~~

That parcel of land described in Vol. 87, p. 409, excepting therefrom the above described parcel. All in Sec 18, T.26S, R.3W.W.M. Subject to the above described Waterline Easement.

NARRATIVE

I tied the found monuments as shown to a transit & chain traverse and set the new monuments from that traverse. The corner tie was calculated from M 85-72 and rotated to my bearings.

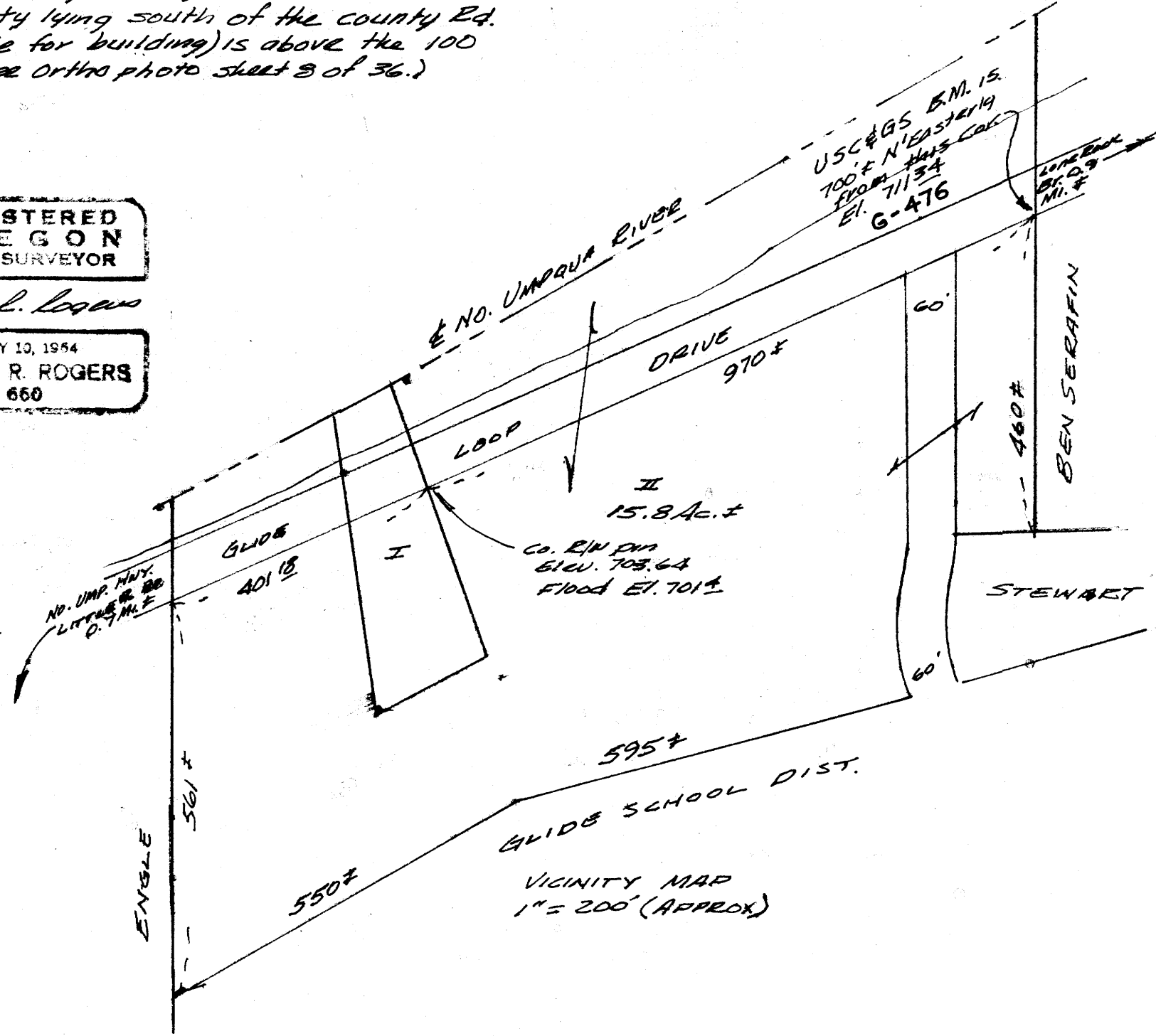
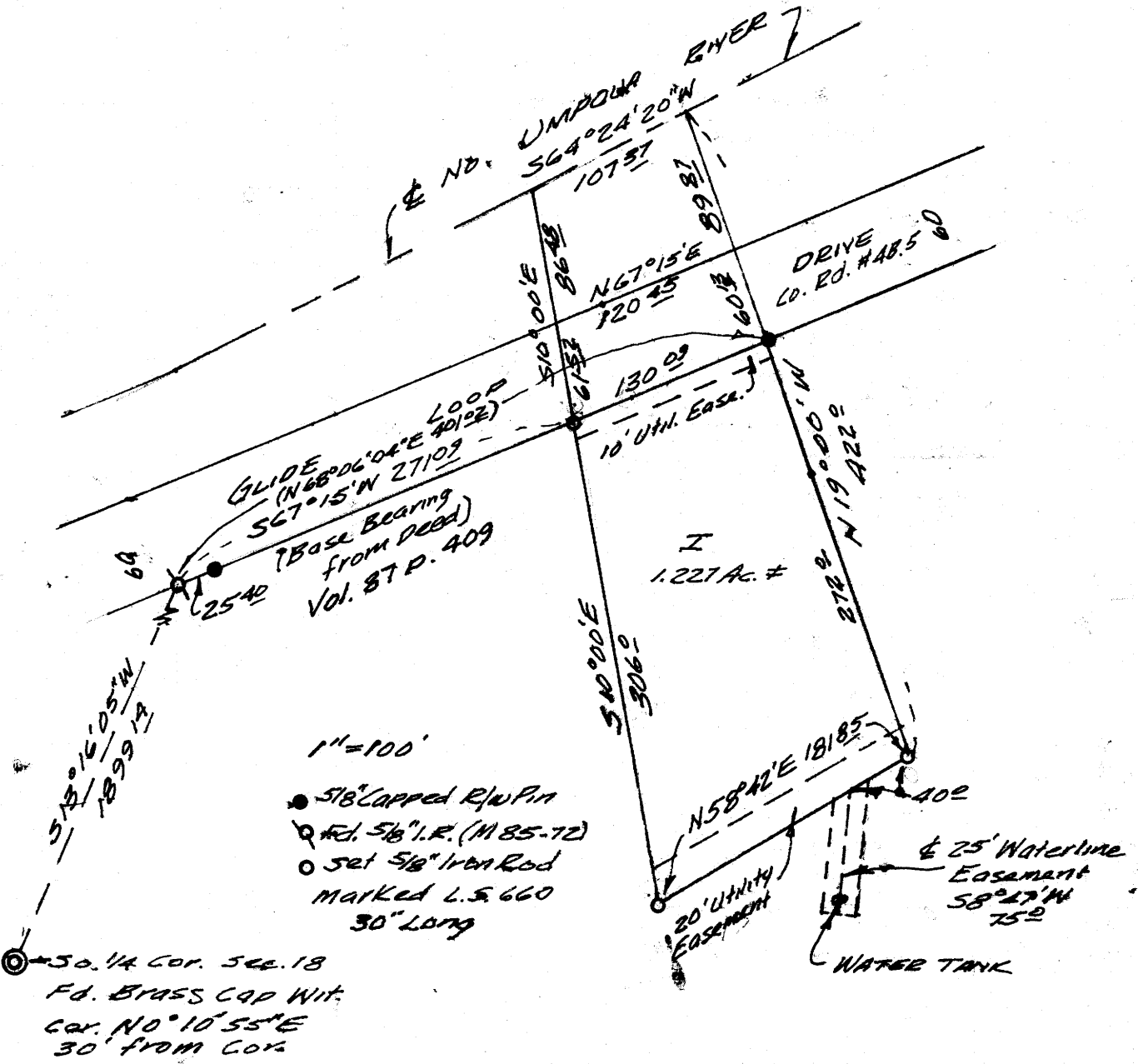
All of this property lying south of the county Rd. (the only part suitable for building) is above the 100 year flood plain. (See Ortho photo sheet 3 of 36.)

APPROVALS  
*Keith L. Cubic* 2/27/84  
PLANNING  
*Larry E. Morrison* 3-9-84  
DEPUTY  
Co. Surveyor

REGISTERED  
OREGON  
LAND SURVEYOR

*Bruce R. Rogers*

JULY 10, 1954  
BRUCE R. ROGERS  
660



MAP FILE 126-16

MAP FILE 126-16