

COUNTY SURVEYORS FILE DATA
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APR 19 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS

MAJOR LAND PARTITION
IN THE S.W. 1/4 OF THE S.W. 1/4 OF
SECTION 2, T.28S., R.6W.N.M.
MARCH, 1984 1"=50'

PARTITIONERS & LEGAL OWNERS
WARREN & IRENE STAPEL
160 PHEASANT COURT
ROSEBURG, ORE.

SURVEYED BY
BRUCE ROGERS
237 N.W. CALKINS RD.
ROSEBURG, ORE.

SEWER - GREEN SANITARY DIST.
WATER - ROBERTS CR. WAX DIST.

ZONING - RS

Beginning at a 5/8" iron rod set in the south line of that tract of land described in Recorder's # 77-20733, Douglas County records, from which rod the initial point of Pacific Highway Fruitlands bears S89°57'06"E 210.00 ft. and N9°36'E 291.33 ft.; thence, along said south line, N89°57'06"W 200.00 ft. to a 5/8" iron rod; thence, along the west line of said tract, N0°19'28"E 75.5 ft. to a 5/8" iron rod set at the northwest corner of parcel 2 of a Minor Land Partition filed in C.S. file M78-41; thence, along the north line of said parcel 2, S89°43'12"E 200.00 ft. to a 5/8" iron rod; thence S0°19'34"W 74.62 ft. to the place of beginning.

Together with and subject to a 35 ft. wide access easement, 20 ft. on the right (northerly) side and 15 ft. on the left (southerly) side of the following described centerline: beginning at a 5/8" iron rod set in the west line of Pheasant Court, from which rod the initial point of Pacific Highway Fruitlands bears N28°56'36"W 210.00 ft.; thence S80°27'20"W 168.00 ft.; thence N89°43'12"W 25.00 ft.

All situated in Section 2, T.28S., R.6W.N.M. and containing 0.345 acres, more or less.

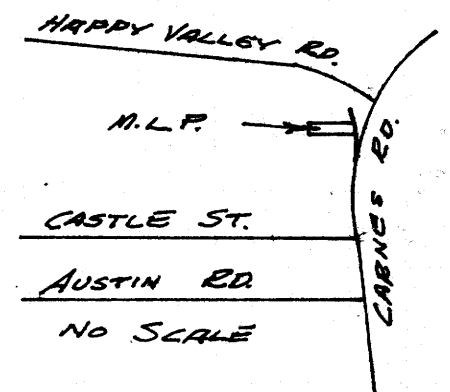
II

Beginning at a 5/8" iron rod set in the west line of Pheasant Court, from which rod the initial point of Pacific Highway Fruitlands bears N28°56'36"W 210.00 ft.; thence, along the northerly line of parcel 2 of a minor land partition filed in C.S. file M78-41, S80°27'20"W 168.00 ft. to a 5/8" iron rod and N89°43'12"W 4.87 ft. to a 5/8" iron rod; thence S0°19'34"N 74.62 ft. to a 5/8" iron rod set in the south line of that tract of land described in Recorder's # 77-20733, Douglas County records; thence, along said south line, S89°57'06"E 210.00 ft. to a 3/4" iron rod; thence S1°34'11"E 7.00 ft. to a 5/8" iron rod; thence N83°27'57"E 154.00 ft. to a 5/8" iron rod set in the west line of Pheasant Court; thence, along said west line, N1°34'11"W 92.00 ft. to the place of beginning.

The above described parcel is subject to an easement over a 15 ft. strip of land lying adjacent and parallel to the north line of said parcel, running from the west line of Pheasant Court to the west line of the parcel.

Also subject to a 7 ft. wide driveway easement, the left (southerly) line of which is described as follows: beginning at the southeast corner of the above described parcel; thence, along the southerly line of said parcel, S83°27'57"W 154.00 ft.

All situated in Section 2, T.28S., R.6W.N.M. and containing 0.345 acres, more or less.



NARRATIVE

Purpose of the survey was to cut parcel 2 of M.L.P. C.S. M78-41 in two. The Stapels acquired the 7x154 ft. strip shown on the south to bring the area up to the required 15,000 sq. ft. per parcel. I ran a closed traverse around the property, tied the monuments as shown and set the new rods. Distances & Bearings are record from M78-41 & M92-20. All work done with transit & tape. This property lies above the 100 year floodplain.

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 APR 19 AM 10:50

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary L. Deul
DEPUTY

NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

APPROVALS 84-4865

Keith L. Cubic

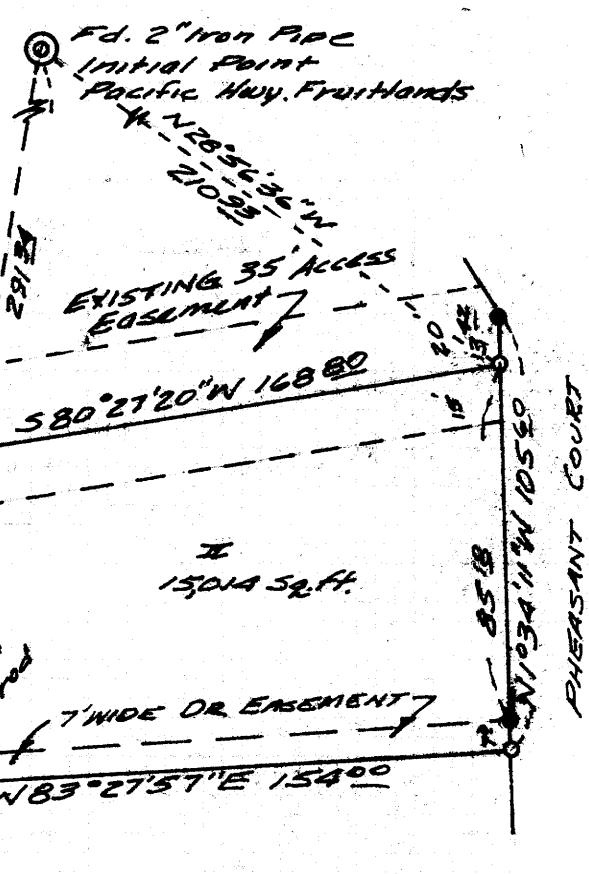
4/17/84

Francis L. Ingram

4-19-84

Planning
Co. Surveyor

- - FOUND 5/8" iron rod (or as noted)
- - Set 5/8" x 30" iron rod with cap marked L.S. 660



JANSEN 335391

MAP FILE 110-42