

JK 8-19 124

COUNTY SURVEYORS FILE DATA

FILED 1
RECEIVED BS

JUL 13 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

M 97-12

A MINOR LAND PARTITION

LOT 19, "ROSEBURG HOME ORCHARD TRACTS", PLAT H LYING IN NE 1/4, SECTION 10, T.28S., R.6W., W.M.

PARTITIONER & OWNER:

BURDETTE HOMES, INC.
325 S.E. TERRACE
ROSEBURG, OR 97470

SURVEYOR:

DONALD A. BENTZ, L.S.
P.O. BOX 901
WINCHESTER, OR 97495

SCALE: 1" = 100'

JUNE 1984

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1958
DONALD A. BENTZ
339

ZONED: RS & R-1
SEWER: GREEN SANITARY DISTRICT
WATER: ROBERTS CREEK WATER DISTRICT

LEGEND:

- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD WITH CAP MKD. "BENTZ SURVEY INC."
- ⊙ - FOUND BRASS CAP

PARCEL ONE:

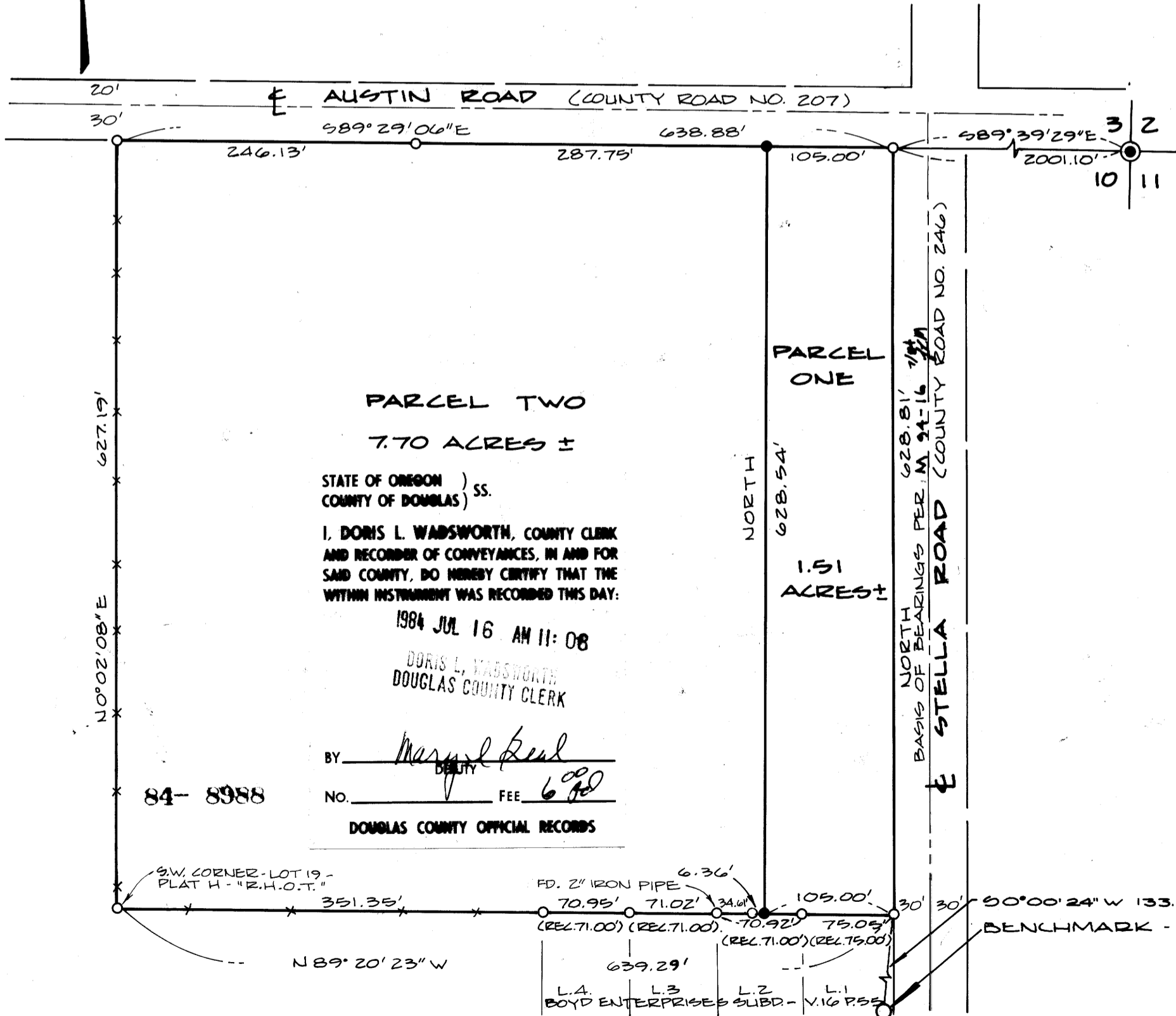
A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF LOT 19, PLAT H, "ROSEBURG HOME ORCHARD TRACTS" AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN ROAD (COUNTY ROAD NO. 207) FROM WHICH THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 10 BEARS S89°29'06"E 105.00 FEET AND S89°39'29"E 2001.10 FEET; THENCE S89°29'06"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 105.00 FEET TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF STELLA STREET (COUNTY ROAD NO. 246); THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY 628.81 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF "BOYD ENTERPRISES SUBDIVISION" AS RECORDED IN VOLUME 16 PAGE 55 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N89°20'23"W ALONG THE NORTHERLY LINE OF SAID "BOYD ENTERPRISES SUBDIVISION" 105.00 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE NORTH 628.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.51 ACRES OF LAND, MORE OR LESS.

PARCEL TWO:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF LOT 19, PLAT H, "ROSEBURG HOME ORCHARD TRACTS" AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN ROAD (COUNTY ROAD NO. 207) FROM WHICH THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 10 BEARS S89°29'06"E 105.00 FEET AND S89°39'29"E 2001.10 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 628.54 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF LOT 2, BLOCK 2 OF "BOYD ENTERPRISES SUBDIVISION" AS RECORDED IN VOLUME 16 PAGE 55 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N89°20'23"W ALONG THE NORTHERLY LINE OF SAID "BOYD ENTERPRISES SUBDIVISION" 182.94 FEET; THENCE CONTINUING N89°20'23"W 351.35 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 19, PLAT H; THENCE N0°02'08"E 627.19 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN ROAD; THENCE S89°29'06"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 533.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.70 ACRES OF LAND, MORE OR LESS.



APPROVALS:

Keith L. Cubic 7/3/84
 PLANNING DIRECTOR DATE

Jerry E. Moman DEPUTY
 COUNTY SURVEYOR DATE 7-13-84

NARRATIVE:

MINOR LAND PARTITION OF LOT 19, PLAT H, "R.H.O.T.". ROAD CONTROL ESTABLISHED PER FOUND MONUMENTS, AND PREVIOUS CONTROL ESTABLISHED ON PRIOR SURVEY. MONUMENTS FOUND PER REFERENCE SURVEYS: "BOYD ENTERPRISES SUBDIVISION" (VOL. 16 PAGE 55), "AUSTIN ROAD TRACTS" (VOL. 10 PG. 10), "ROSEBURG HOME ORCHARD TRACTS", PLAT H (VOL. 3 PG. 21), SURVEYS M35-22 AND M94-16.

M 97-12