

455-86W

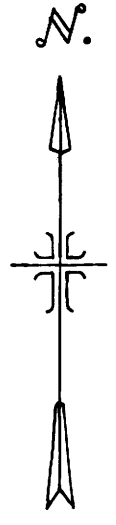
12/9/85

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

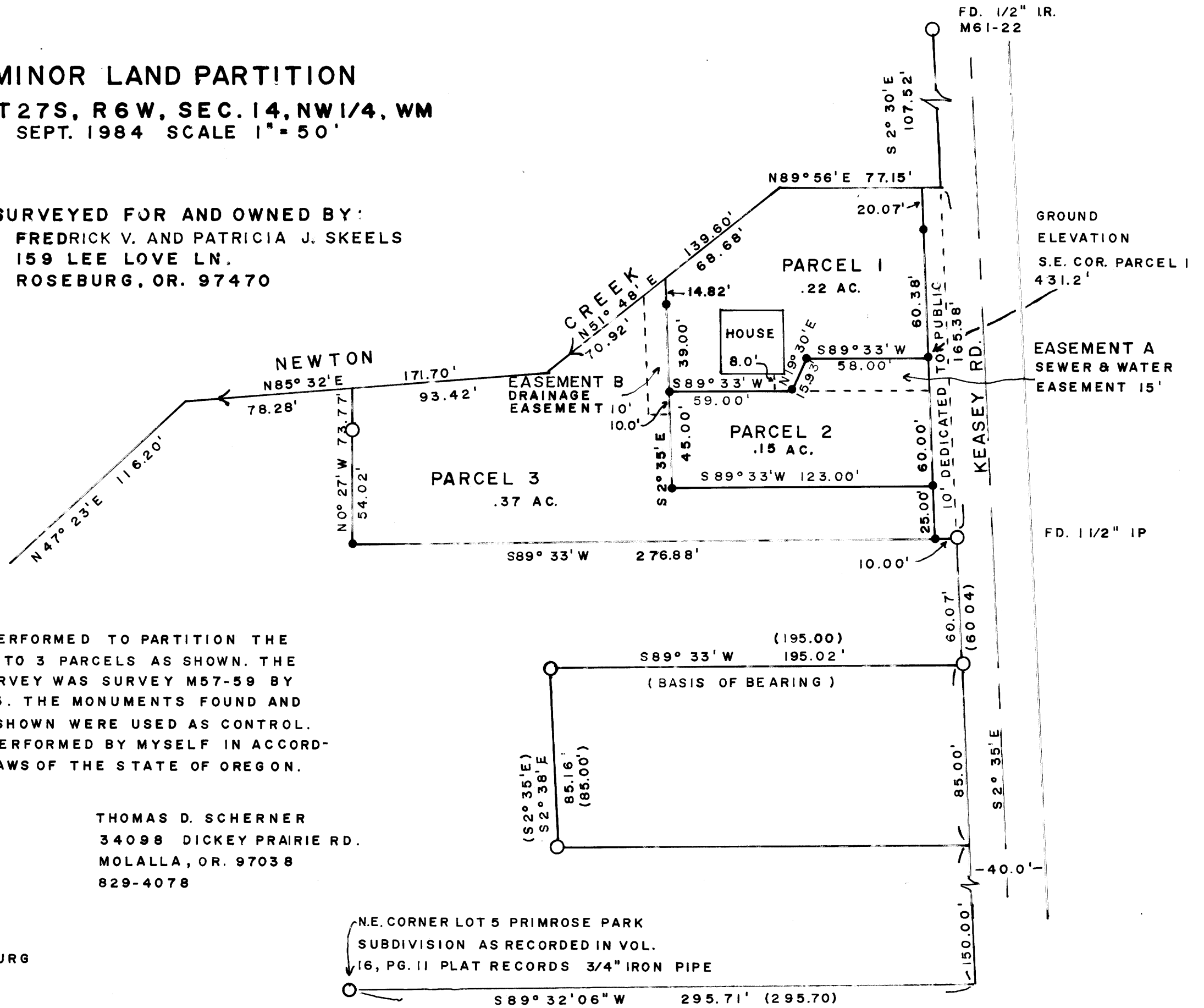
Handwritten initials and marks

MINOR LAND PARTITION

T27S, R6W, SEC. 14, NW1/4, WM
SEPT. 1984 SCALE 1" = 50'



SURVEYED FOR AND OWNED BY:
FREDRICK V. AND PATRICIA J. SKEELS
159 LEE LOVE LN.
ROSEBURG, OR. 97470



NARRATIVE

THIS SURVEY WAS PERFORMED TO PARTITION THE ABOVE PROPERTY INTO 3 PARCELS AS SHOWN. THE BASIS FOR THIS SURVEY WAS SURVEY M57-59 BY DON GARRETT 1975. THE MONUMENTS FOUND AND BASIS OF BEARING SHOWN WERE USED AS CONTROL. THIS SURVEY WAS PERFORMED BY MYSELF IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON.

THOMAS D. SCHERNER
34098 DICKEY PRAIRIE RD.
MOLALLA, OR. 97038
829-4078

WATER SUPPLY:
CITY OF ROSEBURG

SEWER DISPOSAL:
ROSEBURG URBAN SANITARY AUTHORITY

ZONED SFR

- INDICATES MONUMENTS FOUND FROM SURVEY M57-59, UNLESS OTHERWISE NOTED 5/8" IR
- INDICATES MONUMENTS SET 5/8" IRON ROD WITH PLASTIC CAP 30" LONG MARKED PROP. CORNER PLS 1657

NE CORNER LOT 5 PRIMROSE PARK
SUBDIVISION AS RECORDED IN VOL.
16, PG. 11 PLAT RECORDS 3/4" IRON PIPE

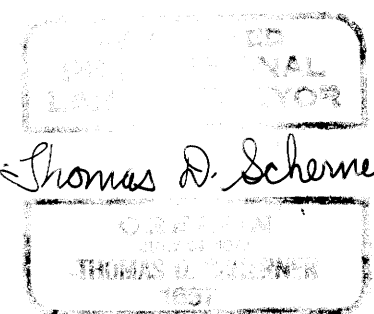
APPROVALS:

CITY OF ROSEBURG, PLANNING DEPT.

CITY OF ROSEBURG, ENGINEER

DOUGLAS COUNTY SURVEYOR

4-29-85
DATE
4-23-85
DATE
5-3-85
DATE



THE ELEVATION SHOWN AT SE. COR. PARCEL 1 WAS OBTAINED BY LEVELLING FROM BENCHMARK "26-1", ELEV. 433.41 (YEAR UNKNOWN) WHICH IS SOUTHERLY OF MLP TO BENCHMARK "27-2, ELEV. 439.51 WHICH IS NORTHERLY OF MLP.

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:
1985 MAY -6 AM 10:57
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

PG 1 OF 2

M98-53A

839-53B

COUNTY SURVEYORS FILE DATE
DO NOT REMOVE FROM OFFICE

7
78

PARCEL ONE

BEGINNING AT THE MOST NORTH EASTERLY POINT OF PROPERTY HEREIN DESCRIBED, FROM WHICH POINT THE N.E. CORNER OF LOT 5 PRIMROSE PARK SUBDIVISION BEARS N89°56'E 10.00 FT., S2°35'E 460.45 FT., S89°32'06" W 295.71 FEET; THENCE S2°35'E ALONG THAT STRIP OF LAND DEDICATED TO PUBLIC FOR WIDENING OF KEASEY RD. 80.45 FEET TO A POINT; THENCE S89°33'W 58.00 FEET TO A POINT; THENCE S19°30'W 15.93 FEET TO A POINT; THENCE S89°33'W 59.00 FEET TO A POINT; THENCE N2°35'W 53.82 FEET TO A POINT IN NEWTON CREEK; THENCE UPSTREAM ALONG SAID STREAM AS FOLLOWS: N51°48'E 68.68 FT, N89°56'E 67.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.22 ACRES OF LAND MORE OR LESS, ALL LYING IN SECTION 14, T27S, R6W, W.M. INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS EASEMENT A MORE PARTICULARLY DESCRIBED BELOW.

PARCEL TWO

BEGINNING AT THE MOST NORTH EASTERLY POINT OF PROPERTY HEREIN DESCRIBED, FROM WHICH POINT THE N.E. CORNER OF LOT 5, PRIMROSE PARK SUBDIVISION BEARS N89°56'E 10.00 FT., S2°35'E 380.00 FEET., S89°32'06" W 295.71 FT; THENCE S2°35'E ALONG THAT STRIP OF LAND DEDICATED TO PUBLIC FOR WIDENING OF KEASEY RD. 60.00 FEET TO A POINT; THENCE S89°33'W 123.00 FEET TO A POINT; THENCE N2°35'W 45.00 FEET TO A POINT; THENCE N89°33'E 59.00 FEET TO A POINT; THENCE N19°30'E 15.93 FEET TO A POINT; THENCE N89°33'E 58.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.15 ACRES OF LAND MORE OR LESS, ALL LYING IN SECTION 14, T27S, R6W, W.M. INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS EASEMENT B (MORE PARTICULARLY DESCRIBED BELOW). ALSO, THE ABOVE DESCRIBED PARCEL IS SUBJECT TO EASEMENT A (MORE PARTICULARLY DESCRIBED BELOW) THAT FALL WITHIN SAID PARCEL.

PARCEL THREE

BEGINNING AT THE MOST SOUTH EASTERLY POINT OF THE PROPERTY HEREIN DESCRIBED, FROM WHICH POINT THE N.E. CORNER OF LOT 5, PRIMROSE PARK SUBDIVISION BEARS N89°33'E 10.00 FT., S2°35'E 295.07 FT., S89°32'06" W 295.71 FEET; THENCE S89°33'W 276.88 FEET TO A POINT; THENCE N0°27'W 73.77 FEET TO A POINT IN NEWTON CREEK; THENCE UPSTREAM ALONG SAID CREEK N85°32'E 93.42 FEET TO A POINT; THENCE N51°48'E 70.92 FEET TO A POINT; THENCE S2°35'E 98.82 FEET TO A POINT; THENCE N89°33'E 123.00 FEET TO A POINT; THENCE S2°35'E 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRES MORE OR LESS, ALL LYING IN SECTION 14, T27S, R6W, W.M. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO EASEMENT B (MORE PARTICULARLY DESCRIBED BELOW) THAT FALL WITHIN SAID PARCEL.

EASEMENT A: (SEWER AND WATER EASEMENT)

GRANTED TO PARCEL 1 FROM PARCEL 2 FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SEWER AND WATER LINES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EASTERLY CORNER OF PARCEL 2; THENCE S2°35'E 15.02 FEET TO A POINT; THENCE S89°33'W 64.00 FEET TO A POINT; THENCE N19°30'E 15.93 FEET TO A POINT; THENCE N89°33'E 58.00 FEET TO THE POINT OF BEGINNING.

EASEMENT B: (STORM DRAIN EASEMENT)

AN EASEMENT GRANTED TO PARCEL 2 FROM PARCEL 3 FOR THE PURPOSE OF DRAINAGE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 2, S2°35'E 10.00 FEET TO A POINT; THENCE WEST 10.00 FEET TO A POINT; THENCE N2°35'E TO NEWTON CREEK; THENCE N51°48'E TO THE POINT OF INTERSECTION OF NEWTON CREEK AND THE WEST LINE OF PARCEL 1; THENCE S2°35'E 53.82 FEET TO THE POINT OF BEGINNING.

10 FOOT WIDE STRIP TO BE DEDICATED FOR RIGHT OF WAY:

BEGINNING AT A POINT ON THE WEST LINE OF KEASEY ROAD, FROM WHICH POINT THE N.E. CORNER OF LOT 5, PRIMROSE PARK SUBDIVISION BEARS S2°35'E 460.45 FEET, S89°32'06" W 295.71 FEET; THENCE ALONG SAID WEST LINE S2°35'E 165.38 FEET TO A POINT; THENCE S89°33'W 10.00 FEET TO A POINT; THENCE N2°35'W 165.45 TO A POINT; THENCE N89°56'E 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.04 ACRES MORE OR LESS ALL LYING IN SECTION 14, T27S, R6W, W.M.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDRICK V. AND PATRICIA J. SKEELS ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THE ANEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND TO BE PLATTED FOR A MINOR LAND PARTITION AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER A 10 FOOT WIDE STRIP OF LAND LYING ADJACENT TO THE WESTERLY LINE OF KEASEY RD., BEING MORE PARTICULARLY DESCRIBED ABOVE AS THE 10 FOOT WIDE STRIP TO BE DEDICATED FOR RIGHT OF WAY.

Frederick V. Skeels
FREDRICK V. SKEELS

Patricia J. Skeels
PATRICIA J. SKEELS

ACKNOWLEDGEMENT:

STATE OF OREGON SS
COUNTY OF DOUGLAS

ON THE 13th DAY OF February, 1985, BEFORE ME APPEARED Frederick V. Skeels, AND Patricia J. Skeels, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN.

Marion D. Lyons
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES Jan 27, 1988

Marion D. Lyons
MARION D. LYONS
NOTARY PUBLIC - OREGON
My Comm. Expires 1/27/88

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NW 1/4 SEC. 14 T27S, R6W, W.M.
FREDERICK V AND PATRICIA J. SKEELS

Thomas D. Schermer
OREGON
THOMAS D. SCHERMER
1987

M 98-53B