

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-3

MINOR LAND PARTITION
IN LOT 11, FISK FRUIT FARMS SUBDIVISION
N.E. 1/4, SEC. 15, T. 28 S., R. 6 W., W.M.
DOUGLAS COUNTY, OREGON
JULY 1985 SCALE: 1" = 50'

FILED ^{CMO}
RECEIVED *JL*
JUL 8 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

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 JUL -8 PM 2:18

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Marye Lee*
DEPUTY
NO. *6000* FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONER AND LEGAL OWNER:
R.A. and Helen M. Stoltenberg
2386 S.W. Jackie Avenue,
Roseburg, Oregon 97470
503-679-7876

NUMBER OF LOTS: 2
SEWER: Green Sanitary District
WATER: Roberts Creek Water District
ZONE: R-S

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. Box 130,
Roseburg, Oregon 97470
503-672-2096

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Eugene A. Bloom
OREGON
MAY 13, 1980
EUGENE A. BLOOM
492

85- 8030

DESCRIPTIONS:

PARCEL 1:

Beginning at a 5/8" iron rod from which the one quarter corner common to Sections 10 and 15 bears S 0°17'04" E 135.48 feet and N 57°16' W 721.21 feet; thence N 0°17'04" W along the east line of that property described in Recorder's No. 315433 in the deed records of Douglas County, Oregon 100.18 feet to a 5/8" iron rod; thence S 89°49'05" E 149.93 feet to a 5/8" iron rod on the west line of that property described in Recorder's No. 70-1222 in the Deed Records of Douglas County, Oregon; thence S 0°03'09" E 100.18 feet to a 5/8" iron rod; thence N 89°49'05" W 149.53 feet to the Point of Beginning, situated in Section 15, T. 28 S., R. 6 W., W.M.; containing 15,000 square feet, more or less.
SUBJECT TO AND TOGETHER WITH a 25.00 foot right-of-way and utility easement per Douglas County Clerk's Recording No. 80-11668.

PARCEL 2:

Beginning at a 1/2" iron pipe on the northeasterly R/W line of Jackie Avenue from which the one-quarter corner common to Sections 10 and 15, T. 28 S., R. 6 W., W.M., bears N 57°16' W 721.21 feet, said beginning point being the southeast corner of that property described in Recorder's No. 315433 in the deed records of Douglas County, Oregon; thence N 0°17'04" W along the east line of said property 135.48 feet to a 5/8" iron rod; thence leaving said east line, S 89°49'05" E 149.53 feet to a 5/8" iron rod on the west line of that property described in Recorder's No. 70-1222 in the deed records of Douglas County, Oregon; thence S 0°03'09" E along said west line 230.83 feet to a 1/2" iron bolt on said northeasterly R/W line of Jackie Avenue; thence N 57°16' W along said northeasterly R/W line 177.21 feet to the Point of Beginning, situated in Section 15, T. 28 S., R. 6 W., W.M.; containing 27,323 square feet, more or less.
SUBJECT TO AND TOGETHER WITH a 25.00 foot right-of-way and utility easement per Douglas County Clerk's Recording No. 80-11668.
ALSO SUBJECT TO AND TOGETHER WITH a 23 foot wide easement road per Douglas County Clerk's Recording No. 80-11668.

NARRATIVE:

PURPOSE: To divide Parcel 1 of Minor Land Partition M84-48, Recorder's No. 80-11668 into two parcels.

PROCEDURE: I found the monuments as shown on the annexed map. I proportioned the northeast corner of Parcel 1 as it was missing. The basis of bearing is the northeasterly R/W line of Jackie Avenue.

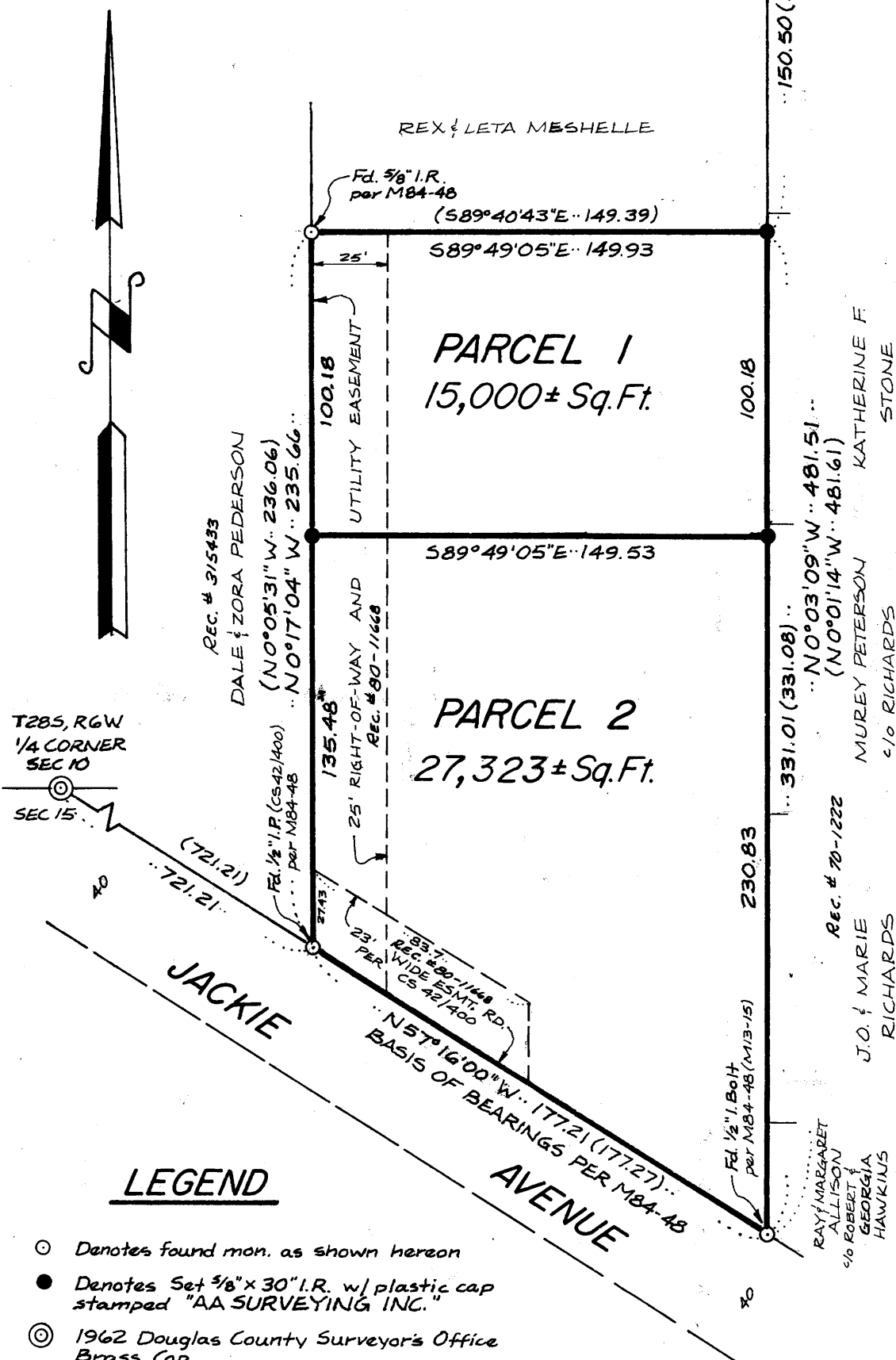
APPROVALS:

Keith L. Cubic
County Planning Dept.

7/5/85
Date

Ann E. Monahan DEPUTY
County Surveyor

7-5-85
Date



LEGEND

- Denotes found mon. as shown hereon
- Denotes Set 3/8" x 30" I.R. w/ plastic cap stamped "AA SURVEYING, INC."
- ⊙ 1962 Douglas County Surveyor's Office Brass Cap.
- () Record per M84-48