

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**MAJOR LAND PARTITION**

**IN LOT 38, PLAT "H", ROSEBURG HOME ORCHARD TRACTS  
S.E. 1/4 SECTION 3, T.28 S., R.6 W., W.M., DOUGLAS COUNTY, OREGON**

FILED &  
RECEIVED *AS*  
OCT 2 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

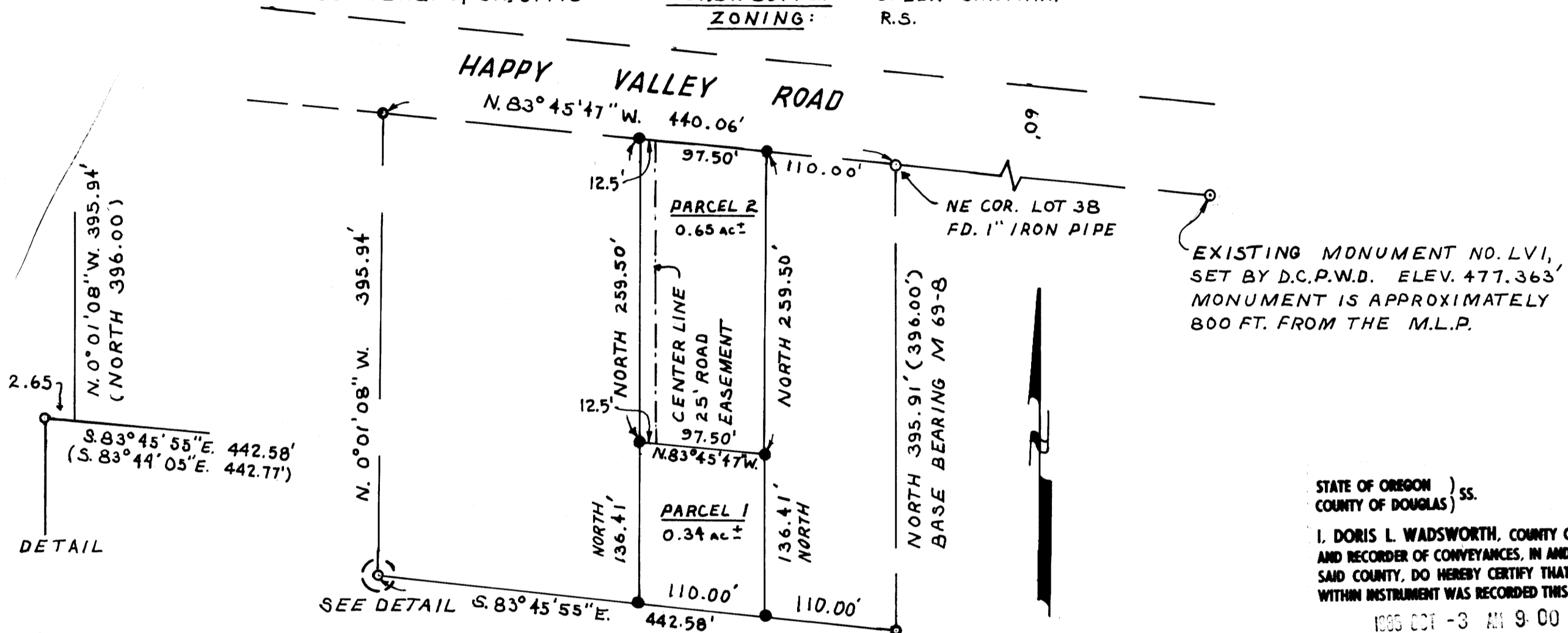
LEGAL OWNER & PARTITIONER: MARY BUTLER  
P.O. BOX 1277  
WINSTON, OR. 97496

DATE: SEPTEMBER 1985  
SCALE: 1" = 100'  
LEGEND: O FD. 5/8" IRON ROD OR AS NOTED  
● SET 5/8" X 30" IRON ROD W/CAP

BY: ROBERT L. DOLAN  
RT. 1 BOX 1820  
SUTHERLIN, OR. 97479

TOTAL NO. OF LOTS: 2  
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT  
SEWER SUPPLY: GREEN SANITARY  
ZONING: R.S.

LS  
1076



STATE OF OREGON ) SS.  
COUNTY OF DOUGLAS )

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 OCT -3 AM 9:00

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: *Margaret Seal*  
DEPUTY  
NO. *6* FEB *1985*  
DOUGLAS COUNTY OFFICIAL RECORDS

85-12414

LEGAL DESCRIPTION

PARCEL 1 A PARCEL OF LAND LOCATED IN LOT 38, PLAT "H", ROSEBURG HOME - ORCHARD TRACTS IN THE SE 1/4, SECTION 3, T.28 S., R.6 W., W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 83° 45' 47" W, 110.00 FT. AND SOUTH, 259.50 FT. FROM THE NORTHEAST CORNER OF SAID LOT 38, THENCE SOUTH, 136.41 FT. TO A 5/8" IRON ROD, THENCE N 83° 45' 55" W, 110.00 FT. TO A 5/8" IRON ROD, THENCE NORTH, 136.41 FT. TO A 5/8" IRON ROD, THENCE S 83° 45' 47" E, 110.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES MORE OR LESS.

INCLUDES A 25 FOOT ROAD EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HAPPY VALLEY ROAD THAT BEARS N 83° 45' 47" W, 207.50' FT. FROM THE NORTHEAST CORNER OF SAID LOT 38, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH, 259.50 FT. MORE OR LESS TO THE NORTH LINE OF SAID PARCEL 1.

PARCEL 2 BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF HAPPY VALLEY ROAD THAT BEARS N 83° 45' 47" W, 110.00 FT. FROM THE NORTHEAST CORNER OF SAID LOT 38, THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH, 259.50 FT. TO A 5/8" IRON ROD, THENCE N 83° 45' 47" W, 110.00 FT. TO A 5/8" IRON ROD, THENCE NORTH, 259.50 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF HAPPY VALLEY ROAD, THENCE ALONG SAID RIGHT-OF-WAY S 83° 45' 47" E, 110.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES MORE OR LESS. SUBJECT TO ABOVE DESCRIBED 25 FT. ROAD EASEMENT.

APPROVALS

*Keith L. Cubic* 9/30/85  
PLANNING COMMISSION DATE

*Larry E. M... DEPUTY* 10-2-85  
COUNTY SURVEYOR DATE

NARRATIVE: SURVEY TO MONUMENT PROPERTY CORNERS FROM FOUND EXISTING CORNERS.

INSTRUMENTS: THEODOLITE - DISTANCE METER

NOTE: 110.00' DISTANCES ARE RECORD FROM DEED NO'S. 72-07947, V.174, P.27

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert L. Dolan*  
OREGON  
JULY 30, 1976  
ROBERT L. DOLAN  
1076

MAP FILE M.99-50