

COUNTY SURVEYORS FILE DATA
 19 NOT REMOVE FROM RECORD

**MINOR LAND PARTITION
 IN THE S.W. 1/4 OF SEC. 22
 T. 26S, R. 6W.W.M.**

PARTITIONER:
PETE SERAFIN REALTY
 P.O. BOX 2250
 ROSEBURG, OR.

LEGAL OWNERS:
**ALLYN FORD &
 PETER B. SERAFIN**
 P.O. BOX 2250
 ROSEBURG, OR.

SURVEYED BY
BRUCE ROGERS
 553 N.E. MEADOW
 ROSEBURG, OR.

SEWER - SEPTIC SYSTEMS
WATER - UMPQUA BASIN
WATER DIST.

JULY, 1985 1" = 100'
ZONE RR

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 OCT -4 AM 11:52
 DOUGLAS COUNTY CLERK

BY Mary Lee
 DEPUTY
 NO. 100pl FEE
 DOUGLAS COUNTY OFFICIAL RECORDS



85-12502

I
 Beginning at a 5/8" iron rod set in the easterly line of Country Hill Drive, from which rod the S.W. corner of the east 1/2 of D.L.C. #43, T. 26S, R. 6W.W.M. bears S11°08'34"W 230⁰² ft. and S24°22'14"W 1943⁰² ft.; thence, along said easterly line, N11°08'34"E 239⁰² ft. to a 5/8" iron rod; thence, along the northerly line of Lot 6, Country Hill Estates survey (C.S. file R.M. 1-69), S86°44'30"E 476⁰¹ ft. to a 5/8" iron rod set in the northerly line of a dedicated roadway described in Vol. 920 p. 251, Douglas County records; thence, along said northerly line, S32°12'43"W 0⁴² ft. to a 5/8" iron rod; thence, along said northerly line, on the arc of a 420 ft. radius curve to the right, (the long chord of which bears S53°04'13"W 299⁰² ft.) 305⁰² ft. to a 5/8" iron rod; thence, along said northerly line S73°55'44"W 248⁰⁶ ft. to a 5/8" iron rod; thence, along said northerly line, on the arc of a 35 ft. radius curve to the right, (the long chord of which bears N47°21'51"W 59⁷⁵ ft.) 716⁰² ft. to the point of beginning.

Subject to a 40 ft. wide building setback and tree planting easement lying adjacent and parallel to the easterly line of Country Hill Drive.
 All located in Section 22, T. 26S, R. 6W.W.M. and containing 2.093 acres, more or less.
 * & South 20.0 feet

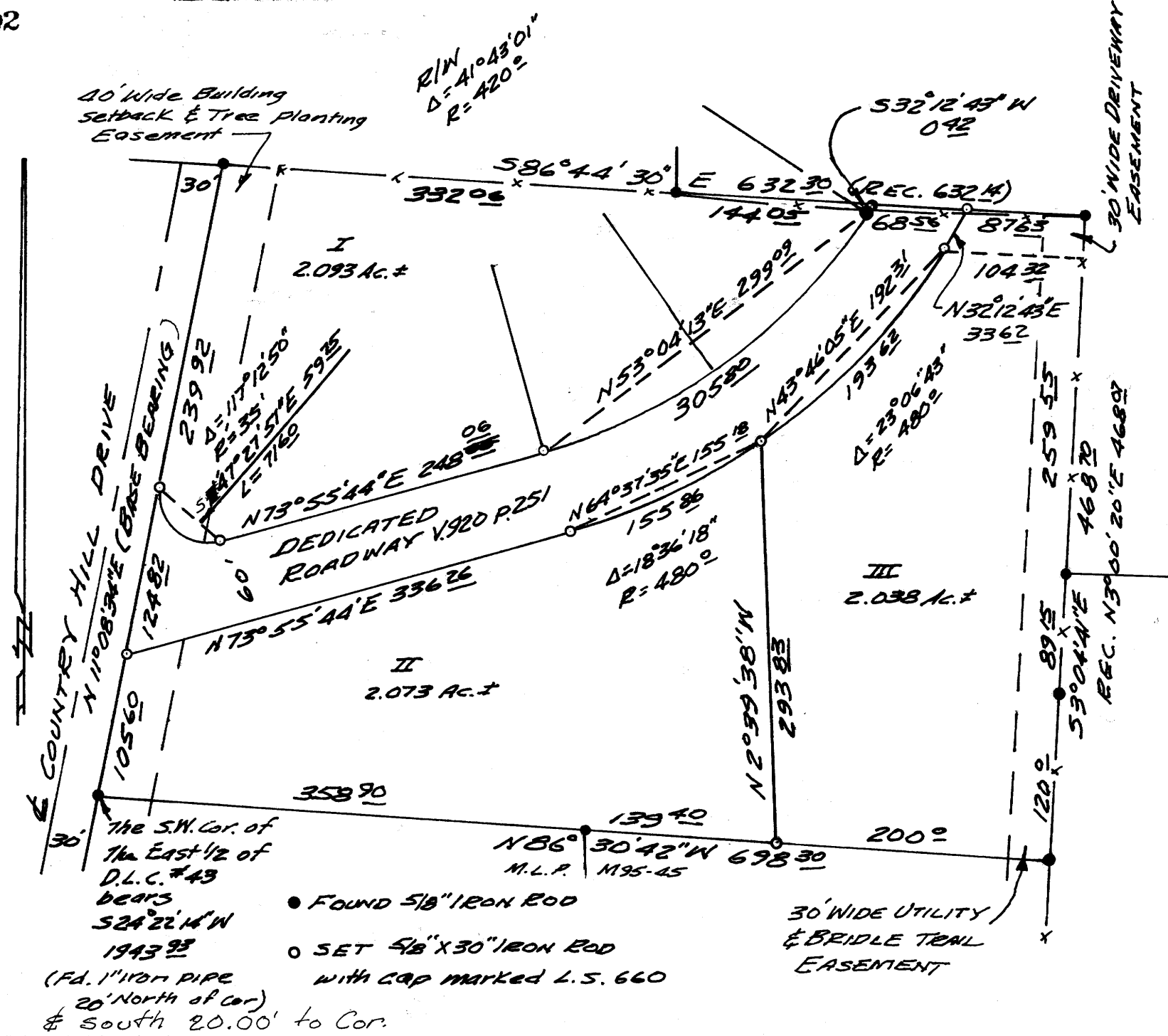
II
 Beginning at a 5/8" iron rod set at the northwest corner of that Minor Land Partition recorded in County Surveyor's file M95-45, from which rod the S.W. corner of the east 1/2 of D.L.C. #43, T. 26S, R. 6W.W.M. bears S24°22'14"W 1943⁰² ft.; thence, along the easterly line of Country Hill Drive, N11°08'34"E 1056⁰² ft.; thence, along the southerly line of a dedicated roadway described in Vol. 920, p. 251, Douglas County records, N73°55'44"E 336²⁶ ft. to a 5/8" iron rod; thence, along said southerly line, on the arc of a 480 ft. radius curve to the left (the chord of which bears N64°37'35"E 155⁸⁶ ft.) 155⁸⁶ ft. to a 5/8" iron rod; thence S2°39'38"E 293⁰² ft. to a 5/8" iron rod set in the north line of the aforementioned Minor Land Partition; thence, along said north line, N86°30'42"W 498³⁰ ft. to the point of beginning.

Subject to a 40 ft. wide building setback and tree planting easement lying adjacent and parallel to the easterly line of Country Hill Drive.
 All located in section 22, T. 26S, R. 6W.W.M. and containing 2.073 acres, more or less.
 * & South 20.00 feet

III
 Beginning at a 5/8" iron rod set at the northeast corner of that Minor Land Partition recorded in County Surveyor's file M95-45, from which rod the S.W. corner of the east 1/2 of D.L.C. #43 bears N86°30'42"W 698³⁰ ft. and S24°22'14"W 1943⁰² ft.; thence, along the north line of said Minor Land Partition, N86°30'42"W 200⁰² ft. to a 5/8" iron rod; thence N2°39'38"W 293⁰² ft. to a 5/8" iron rod set in the southeasterly line of a dedicated roadway described in Vol. 920, p. 251, Douglas County records; thence, along said southeasterly line, on the arc of a 480 ft. radius curve to the left, (the chord of which bears N43°46'05"E 192⁰¹ ft.) 193⁰² ft. to a 5/8" iron rod; thence, along said southeasterly line, N32°12'43"E 336²⁶ ft. to a 5/8" iron rod set in the northerly line of Lot 6, Country Hill Estates survey, (C.S. file R.M. 1-69); thence, along said northerly line, S86°44'30"E 876⁰¹ ft. to a 5/8" iron rod; thence, along the east line of said survey, S32°04'41"W 468⁰² ft. to the point of beginning.

Subject to a 30 ft. wide driveway easement, the left (South) line of which is described as follows: Beginning at a point on the east line of the above described parcel, which point bears S3°04'41"W 30⁰² ft. from the N.E. corner of said parcel; thence N86°44'30"W 104³² ft. to a point on the southeasterly line of the aforementioned dedicated roadway.
 Also subject to a 30 ft. wide Utility and Bridle trail easement lying adjacent and parallel to the east line of the parcel.
 All located in Section 22, T. 26S, R. 6W.W.M. and containing 2.038 acres, more or less.
 * & South 20.00 feet

NARRATIVE
 The rods shown as found in this survey are from R.M. 1-69, M 95-45 and MBS-5. The west line of the property, which measures 470⁰² ft. should be 472⁰². Record information in parentheses is from R.M. 1-69. The corner tie was calculated from R.M. 1-69.
 All work done with transit & chain



APPROVALS
Keith L. Cubic 8/7/85
 Planning Comm.
Francis L. Ingram 10-3-85
 Co. Surveyor

MAP FILE M99-52

MAP FILE M99-52

BR. 9-13 41
 FILED
 RECEIVED
 OCT 4 1985
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 CMO