

MINOR LAND PARTITION  
IN THE N.E. 1/4 OF SEC. 25, T. 26 S., R. 6 W. N. M.

PARTITIONER & LEGAL OWNER:  
BOYD & EMMA GREGORY  
328 PAGE RD.  
WINCHESTER, OR.

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

WATER - CITY OF ROSEBURG  
SEWER - NAUMAPUA SAN. DIST.  
JULY, 1985 1" = 50'  
ZONING - R-1

STATE OF OREGON ) SS.  
COUNTY OF DOUGLAS )

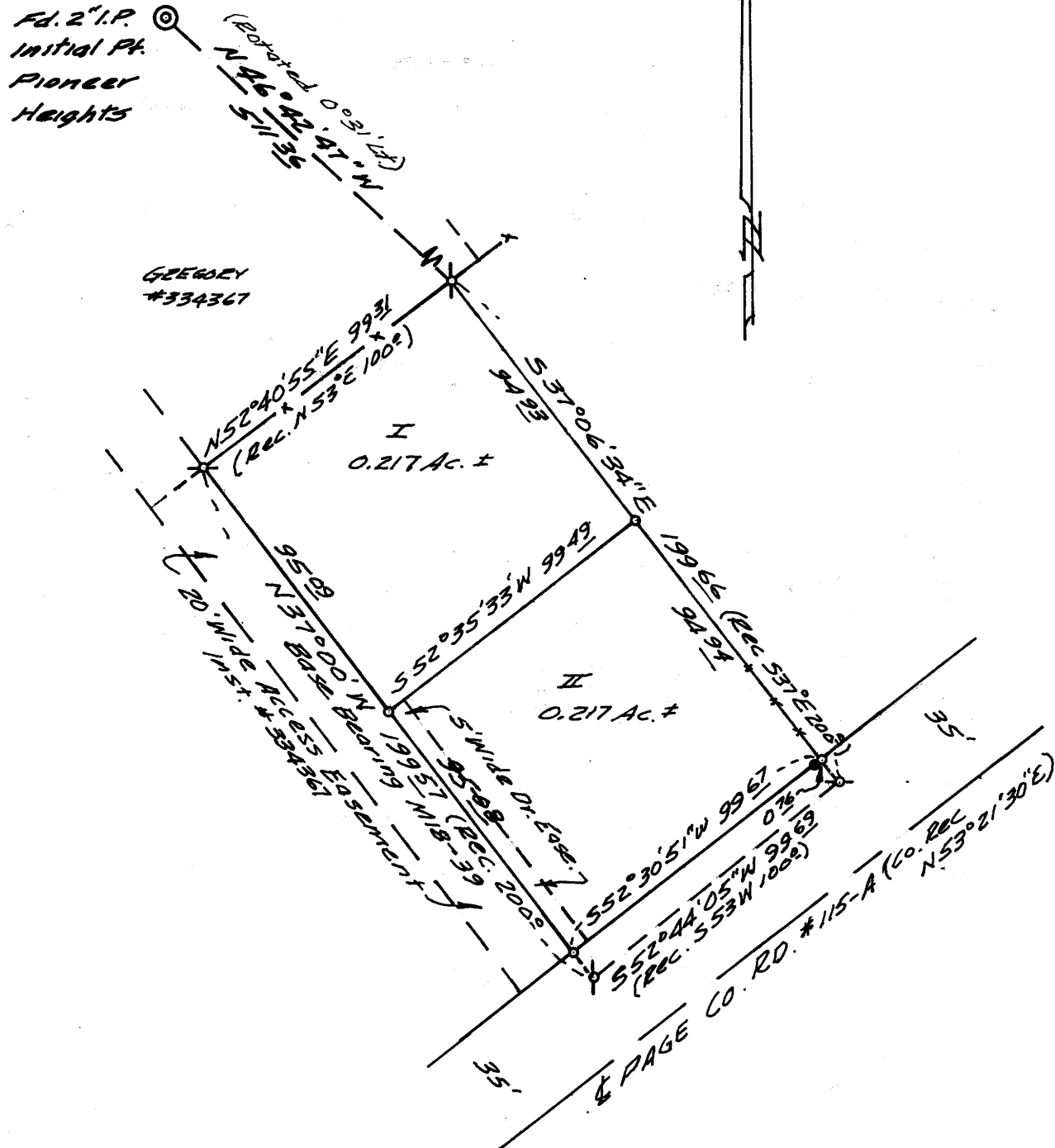
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:  
1985 OCT 14 PM 2:56

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Margaret Seal  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

85-12927

- - Found 3/4" Iron Pipe
- - Found 1" Iron Bolt
- - Found Co. R/W Monument
- - Set 5/8" x 30" Iron Rod with  
Cap marked L.S. 660



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

OK. 7-9-85  
FILED CMO  
RECEIVED  
OCT 14 1985  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO

I  
Beginning at a 3/4" iron pipe set at the most northerly corner of that tract of land described in Recorder's number 79-9428, Douglas County records, from which pipe the initial point of Pioneer Heights Subdivision bears N46°42'47"W 511.36 ft.; thence, along the northeasterly line of said tract, S37°06'34"E 94.93 ft. to a 5/8" iron rod; thence S52°35'33"W 99.49 ft. to a 5/8" iron rod set in the southwesterly line of said tract; thence, along said southwesterly line, N37°00'W 95.08 ft. to a 1" iron bolt; thence, along the northwesterly line of said tract, N52°40'55"E 99.31 ft. to the point of beginning.

Together with an access easement over and across a 20 ft wide strip of land the left (northeasterly) line of which is described as follows: beginning at the most westerly corner of the above described parcel; thence, S37°00'E 190.17 ft. to a point on the northwesterly line of Page Road.

Also together with a driveway easement over and across a 5 ft. wide strip of land, the right (southwesterly) line of which is described as follows:

Beginning at the most southerly corner of the above described parcel; thence S37°00'E 95.08 ft. to a point on the northwesterly line of Page Road.

The above described parcel is located in Section 25, T. 26 S., R. 6 W. N. M. and contains 0.217 acres, more or less.

II  
Beginning at a 5/8" iron rod set in the northeasterly line of that tract of land described in Recorder's number 79-9428, Douglas County records, from which rod the initial point of Pioneer Heights Subdivision bears N37°06'34"W 94.93 ft. and N46°42'47"W 511.36 ft.; thence, along said northeasterly line, S37°06'34"E 94.93 ft. to a 5/8" iron rod set in the northwesterly line of Page Road; thence, along said northwesterly line S52°30'51"W 99.67 ft. to a 5/8" iron rod set in the southwesterly line of the aforementioned tract; thence, along said southwesterly line, N37°00'W 95.08 ft. to a 5/8" iron rod; thence N52°35'33"E 99.49 ft. to the point of beginning.

Together with an access easement over and across a 20 ft wide strip of land the left (northeasterly) line of which is described as follows: Beginning at the most westerly corner of the above described parcel; thence S37°00'E 95.08 ft. to a point on the northwesterly line of page Road.

And subject to a driveway easement over and across a 5 ft. wide strip of land, the right (southwesterly) line of which is described as follows: Beginning at the most westerly corner of the above described parcel; thence S37°00'E 95.08 ft. to a point on the northwesterly line of Page Rd.

The above described parcel is located in Section 25, T. 26 S., R. 6 W. N. M. and contains 0.217 acres, more or less.

NARRATIVE

I tied the monuments shown on the map to a closed traverse; calculated the parcels and set the new corners. The Page Rd. R/W map shows a 0°15' curve beginning in the middle of this property; but the only R/W monument I found is the one shown. So I used the back Tangent (Rotated to my bearings).

All work done with transit & chain.

The corner tie was calculated from M 80-37

APPROVALS  
Keith L. Cubic Planning  
Sam T. Manna DEPUTY Co. Surveyor

10/7/85

10-14-85

REGISTERED  
OREGON  
LAND SURVEYOR

Bruce R. Rogers  
JULY 10, 1964  
BRUCE R. ROGERS  
660

MAP FILE M. 99-56

MAP FILE M. 99-56