

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-57

STATE OF OREGON)
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 4:31

DOUGLAS COUNTY CLERK

BY: *Mary J. ...*
DEPUTY COUNTY CLERK

COUNTY OFFICIAL RECORDS

FILED
NOV 14 1985
C.M.O.

85-12930

MINOR LAND PARTITION

Situated in Lot 12, Watts Acres & Lots 17, 18, & 19,

Boggs Orchard Tracts, in SE 1/4 Section 2, T.28S.R.6W. W.M. DOUGLAS COUNTY, ORE

OCTOBER 1985

SCALE 1" = 100'

PARTITIONER &

LEGAL OWNER: Clifford Bryden
1058 SE Kane
Roseburg, OR 97470

WATER SUPPLY: Roberts Creek Water District

ZONING: M-3

SEWER SUPPLY: Green Sanitary District

MAP PREPARED BY: AA Surveying Service, Inc.
P.O. Box 130
Roseburg, OR 97470

TOTAL NUMBER
OF LOTS: Three

DESCRIPTIONS

PARCEL 1

Beginning at a 3/4" iron rod from which the northwest corner of DLC #43, T.28S. R.6W. W.M., bears S 0°10'30"E 2230.15 feet; thence S 74°18'E 286.10 feet to a 3/4" iron rod on the westerly R/W line of Hwy 99; thence S 15°44'W along said westerly R/W line 61.58 feet to a 3/4" iron rod and S 75°19'23"E 10.45 feet to a 5/8" iron rod and S 15°42'W 101.94 feet to a 5/8" iron rod; thence leaving said westerly R/W line N 89°52'W 240.54 feet to a 5/8" iron rod; thence N 0°10'30"W 23.91 feet to a 5/8" iron rod; thence N 73°44'W 111.11 feet to a 5/8" iron rod on the easterly R/W line of the Southern Pacific Railroad; thence N 17°00'40"E along said easterly R/W line 203.84 feet to a 5/8" iron rod; thence leaving said easterly R/W line S 74°18'E 48.18 feet to the Point of Beginning, situated in Lot 12, Watt Acres, & Lot 17, Boggs Orchard Tracts, in Section 2, T.28S. R.6W. W.M. containing 1.57 acres, more or less.

PARCEL 2

Beginning at a 3/4" iron rod from which the northwest corner of DLC#43, T.28S. R.6W. W.M., bears S 0°10'30"E 2230.15 feet; thence N 0°10'30"W 163.00 feet to a 3/4" iron rod being on the easterly R/W line of the Southern Pacific Railroad; thence N 17°00'40"E along said easterly R/W line 303.16 feet to a 3/4" iron rod; thence leaving said easterly R/W line S 74°33'46"E 324.02 feet to a 5/8" iron rod on the westerly R/W line of Hwy 99; thence S 15°44'W along said westerly R/W line 461.35 feet to a 3/4" iron rod; thence leaving said westerly R/W line N 74°18'W 286.10 feet to the Point of Beginning, situated in Lots 17, 18, & 19, Boggs Orchard Tracts, Section 2, T.28S. R.6W. W.M., containing 3.39 acres, more or less. ALSO: Beginning at a 3/4" iron rod from which the northwest corner of DLC#43, T.28S. R.6W. W.M., bears S 0°10'30"E 2230.15 feet; thence N 0°10'30"W 163.00 feet to a 3/4" rod on the easterly R/W line of the Southern Pacific Railroad; thence S 17°00'40"W along said easterly R/W line 156.82 feet to a 5/8" iron rod; thence leaving said easterly R/W line S 74°18'E 48.18 feet to the Point of Beginning, situated in Lot 12, Watts Acres, Section 2, T.28S. R.6W. W.M., containing 0.09 acres, more or less.

PARCEL 3

Beginning at a 3/4" iron rod on the easterly R/W line of the Southern Pacific Railroad from which the northwest corner of DLC #43, T.28S. R.6W. W.M., bears S 17°00'40"W 303.16 feet and S 0°10'30"E 2393.15 feet; thence N 17°00'40"E along said easterly R/W line 357.08 feet to a 5/8" iron rod; thence leaving said easterly R/W line N 89°37'12"E 41.81 feet to a 5/8" iron rod; thence S 17°00'40"W 31.44 feet to a 5/8" iron rod; thence N 89°37'12"E along the southerly line of a platted road 287.90 feet to a 5/8" iron rod on the westerly R/W line of Hwy 99; thence S 15°44'W along said westerly R/W line 415.39 feet to a 5/8" iron rod; thence leaving said westerly R/W line N 74°33'46"W 324.02 feet to the Point of Beginning, situated in Lots 18 & 19, Boggs Orchard Tracts, in Section 2, T.28S. R.6W. W.M., containing 2.75 acres, more or less.

NARRATIVE

PURPOSE: To divide a parcel of land into 3 parcels.
PROCEDURE: I found and tied the existing monuments as shown on the annexed map. From these monuments, I determined the location of this tract lying between Hwy 99 and the Southern Pacific Railroad Right-of-Ways. Included in these parcels is the vacated 40 foot road lying between the Plats of Boggs Orchard Tracts, Watts Acres, and the Southern Pacific Railroad. The basis of bearings is based on M-57-43.

APPROVALS:

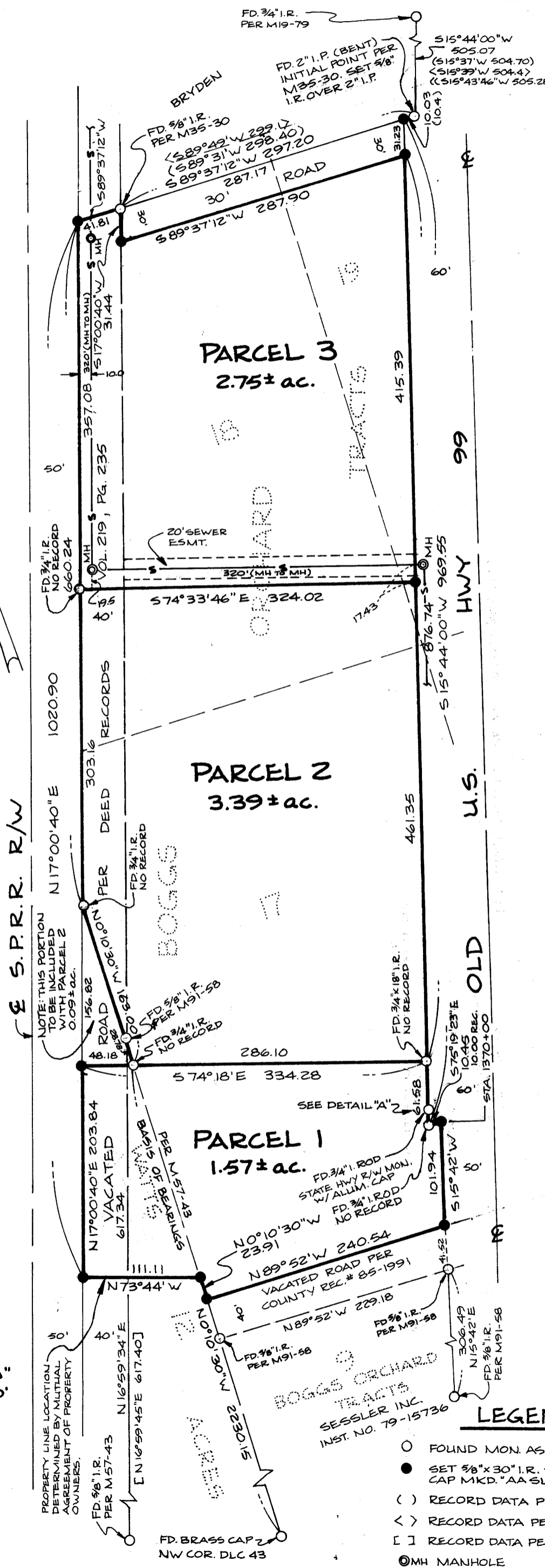
Keith L. Cubic 10/11/85
Douglas County Planning Dept. Date
Francis L. Ingram 10-14-85
Douglas County Surveyor Date

LEGEND

- FOUND MON. AS SHOWN HEREON
- SET 3/8"x30" I.R. W/ YELLOW PLASTIC CAP MKD. "AA SURVEYING INC"
- () RECORD DATA PER M35-30
- < > RECORD DATA PER M19-79
- [] RECORD DATA PER M91-58
- MH MANHOLE
- SANITARY SEWER LINE
- () RECORD DATA PER M98-58

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 1980
EUGENE A. BLOOM
492



DETAIL "A"
SCALE: 1"=50'

BK 9-19-43