

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

MAP FILE M 29-8

MAJOR LAND PARTITION
Lot 8 Block 2 "THREE PINES" in the W1/2 of
Section 17, T.27S. R.5W. W.M. City of Roseburg, Oregon
JUNE 85 SCALE 1" = 40'

FILED CMO
RECEIVED *ll*
JUL 12 1985

DESCRIPTIONS

PARCEL 1

A parcel of land being a portion of Lot 8 Block 2, "THREE PINES", in Section 17, T.27S. R.5W. W.M. being more particularly described as follows:
Beginning at a 5/8" iron rod from which the southeast corner of said Lot 8 bears N88°37'45"E 10.00 feet; thence along the south boundary of said Lot 8 S88°37'45"W 81.00 feet to a 5/8" iron rod; thence leaving said south boundary N1°38'28"W 74.02 feet to a 5/8" iron rod; thence N88°33'10"E 81.00 feet to a 5/8" iron rod; thence S1°38'28"E 74.13 feet to the Point of Beginning, containing 6000 square feet, more or less. SUBJECT TO an easement as recorded in Volume 891, Records No. 84-11205, Records of Douglas County, Oregon.

PARCEL 2

A parcel of land being a portion of Lot 8 Block 2, "THREE PINES", in Section 17, T.27S. R.5W. W.M. being more particularly described as follows:
Beginning at a 5/8" iron rod from which the southeast corner of said Lot 8 bears N88°37'45"E 91.00 feet; thence along the south boundary of said Lot 8 S88°37'45"W 81.12 feet to a 5/8" iron rod; thence leaving said south boundary N1°38'28"W 73.91 feet to a 5/8" iron rod; thence N88°33'10"E 81.12 feet to a 5/8" iron rod; thence S1°38'28"E 74.02 feet to the Point of Beginning, containing 6000 square feet, more or less. SUBJECT TO an easement as recorded in Volume 891, Recorder's No. 84-11205, Records of Douglas County, Oregon. TOGETHERWITH a 25 foot easement for ingress and egress described as follows:
Beginning at a 5/8" iron rod from which the northeast corner of said Lot 8 bears N88°33'10"E 10.00 feet; thence along the north boundary of said Lot 8 S88°33'10"W 162.12 feet to a point; thence leaving said north boundary S1°38'28"E 25.00 feet to a 5/8" iron rod; thence N88°33'10"E 162.12 feet to a 5/8" iron rod; thence N1°38'28"W 25.00 feet to the Point of Beginning.

PARCEL 3

A parcel of land being a portion of Lot 8 Block 2, "THREE PINES", in Section 17, T.27S. R.5W. W.M., being more particularly described as follows:
Beginning at a 5/8" iron rod from which the northeast corner of said Lot 8 bears N88°33'10"E 10.00 feet; thence along the north boundary of said Lot 8 S88°33'10"W 235.96 feet to a 3/4" iron pipe; thence continuing S88°33'10"W 11.00 feet to the centerline of a creek; thence along said centerline and westerly boundary of said Lot 8 S6°41'40"E 58.57 feet and S36°36'30"E 49.55 feet to a point; thence leaving said centerline and westerly boundary, N88°37'45"E 8.00 feet to a 5/8" iron rod on the south boundary of said Lot 8; thence continuing along said south boundary N88°37'45"E 43.28 feet to a 5/8" iron rod; thence leaving said south boundary N1°38'28"W 73.91 feet to a 5/8" iron rod; thence N88°33'10"E 162.12 feet to a 5/8" iron rod; thence N1°38'28"W 25.00 feet to the Point of Beginning, containing 11,505 square feet, more or less. SUBJECT TO an easement as recorded in Volume 891, Recorder's No. 84-11205, Records of Douglas County, Oregon. ALSO SUBJECT TO a 25 foot easement for ingress and egress described as follows: Beginning at a 5/8" iron rod from which the northeast corner of said Lot 8 bears N88°33'10"E 10.00 feet; thence along the north boundary of said Lot 8 S88°33'10"W 162.12 feet to a point; thence leaving said north boundary S1°38'28"E 25.00 feet to a 5/8" iron rod; thence N88°33'10"E 162.12 feet to a 5/8" iron rod; thence N1°38'28"W 25.00 feet to the Point of Beginning.

LEGAL OWNER & PARTITIONER: George & Rhonda Gibby
.670 Frontier St.
Roseburg, OR 97470

WATER: City of Roseburg SEWER: Roseburg Urban Sanitary Authority
NUMBER OF PARCELS: (3) Three ZONING: R-1-6

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. BOX 130
ROSEBURG, OREGON 97470

NARRATIVE

PURPOSE:

To divide Lot 8 Block 2, THREE PINES, into 3 parcels.

PROCEDURE:

I found the existing monuments as indicated on the annexed map. I also proportioned the south line of said Lot 8, for direction by using the north line of Lot 8 and the south line of Lot 6. I then divided Lot 8 into 3 parcels as shown hereon.

EQUIPMENT USED:

GTS-1 and GTS-2

APPROVALS:

[Signature] 7-11-85
Director Date
[Signature] 7-11-85
Director of Public Works Date
Francis L. Ingram 7-12-85
County Surveyor Date

LEGEND

- Denotes found mon. as shown hereon
- Denotes Set 5/8" x 30" I.R. w/ plastic cap stamped "AA SURVEYING INC."
- △ Denotes corner not set
- () Record per THREE PINES plat (V.7, P.6)
- { } Record per M98-60

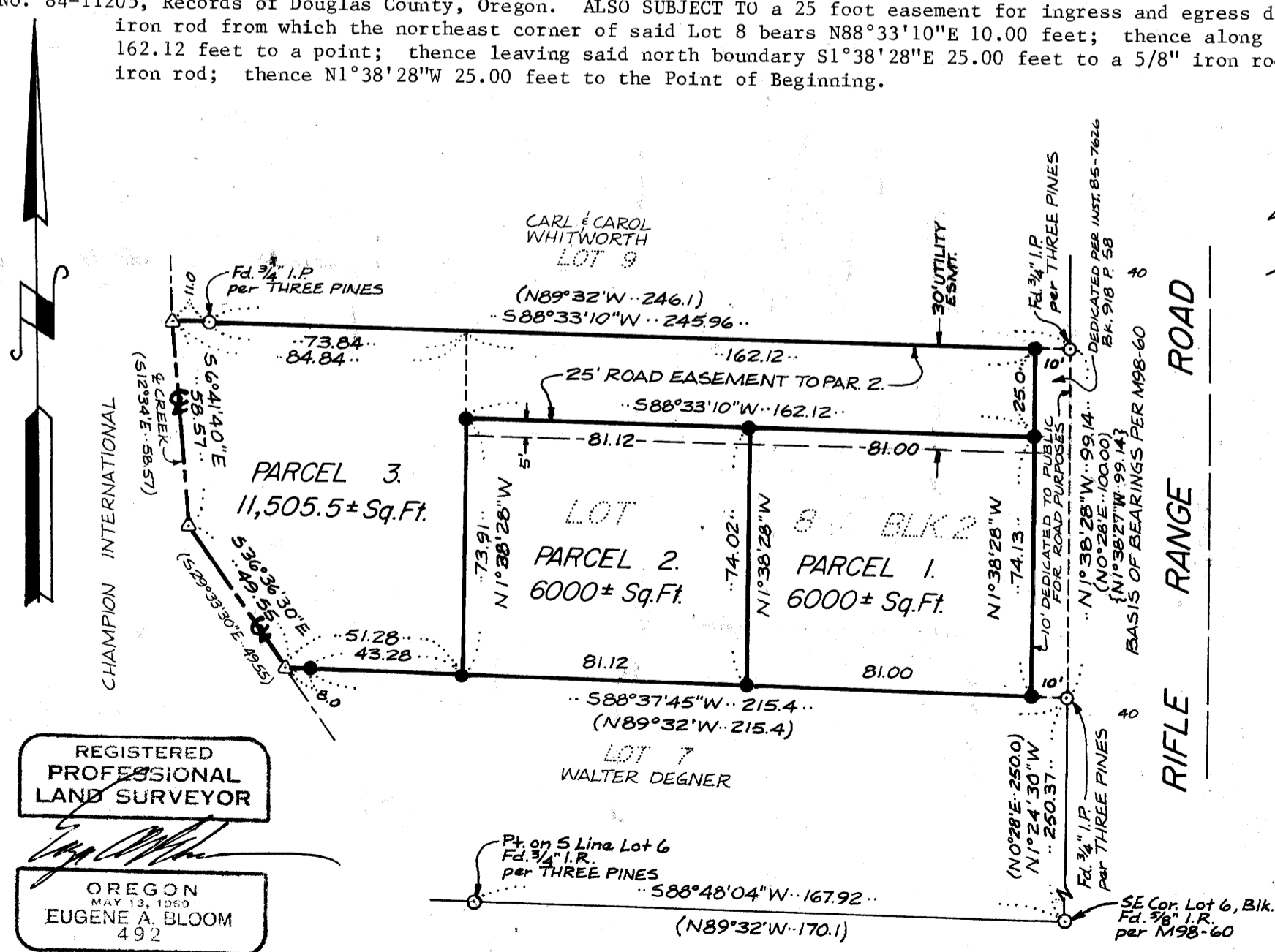
STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

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 12 PH 4: 20

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

[Signature]
BY
DOUGLAS COUNTY OFFICIAL RECORDS
542-85

RIFLE RANGE ROAD



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 13, 1959
EUGENE A. BLOOM
492

85- 8305

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