

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE 199-9

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 PM 4:23

FILED CMO
RECEIVED

JUL 12 1985

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
85- 8306 CMO

BY Maryel Beal
DEPUTY FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONER & LEGAL OWNER:

Gibby, George W. and Rhonda
670 Frontier
Roseburg, Oregon 97470

WATER: City of Roseburg

SEWER: Roseburg Urban Sanitary
Authority

NUMBER OF
PARCELS: (3) Three

ZONING: R1-6

MAP PREPARED BY:

AA SURVEYING SERVICE, INC.
P.O. Box 130,
Roseburg, Oregon 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 1950
EUGENE A. BLOOM
492

APPROVALS:

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

MINOR LAND PARTITION

IN LOTS 6 & 7, "THREE PINES" IN THE W1/2
SECTION 17, T. 27 S., R. 5 W., W.M.,
CITY OF ROSEBURG, OREGON
JUNE 1985 SCALE: 1" = 40'

DESCRIPTIONS:

PARCEL 1:

A parcel of land being a portion of Lot 7, Block 1, "THREE PINES" in Section 17, T. 27 S., R. 5 W., W.M., being more particularly described as follows:
Beginning at a 5/8" iron rod from which the northwest corner of said Lot 7 bears N 0°17'07" E 5.00 feet; thence S 0°17'07" W along the west boundary of said Lot 7, 94.94 feet to a 5/8" iron rod; thence leaving said west boundary S 89°30'56" E 64.95 feet to a 5/8" iron rod; thence N 0°23'28" E 94.96 feet to a 5/8" iron rod; thence N 89°32' W 65.13 feet to the Point of Beginning; containing 6175 square feet, more or less.

PARCEL 2:

A parcel of land being a portion of Lots 6 & 7, Block 1, "THREE PINES", being more particularly described as follows:
Beginning at a 5/8" iron rod from which the northwest corner of said Lot 7 bears N 89°32' W 65.13 feet and N 0°17'07" E 5.00 feet; thence S 0°23'28" W 94.96 feet to a 5/8" iron rod; thence S 89°30'56" E 65.02 feet to a point; thence N 0°23'28" E 94.98 feet to a 5/8" iron rod; thence N 89°32' W 65.02 feet to the Point of Beginning; containing 6175 square feet, more or less.

PARCEL 3:

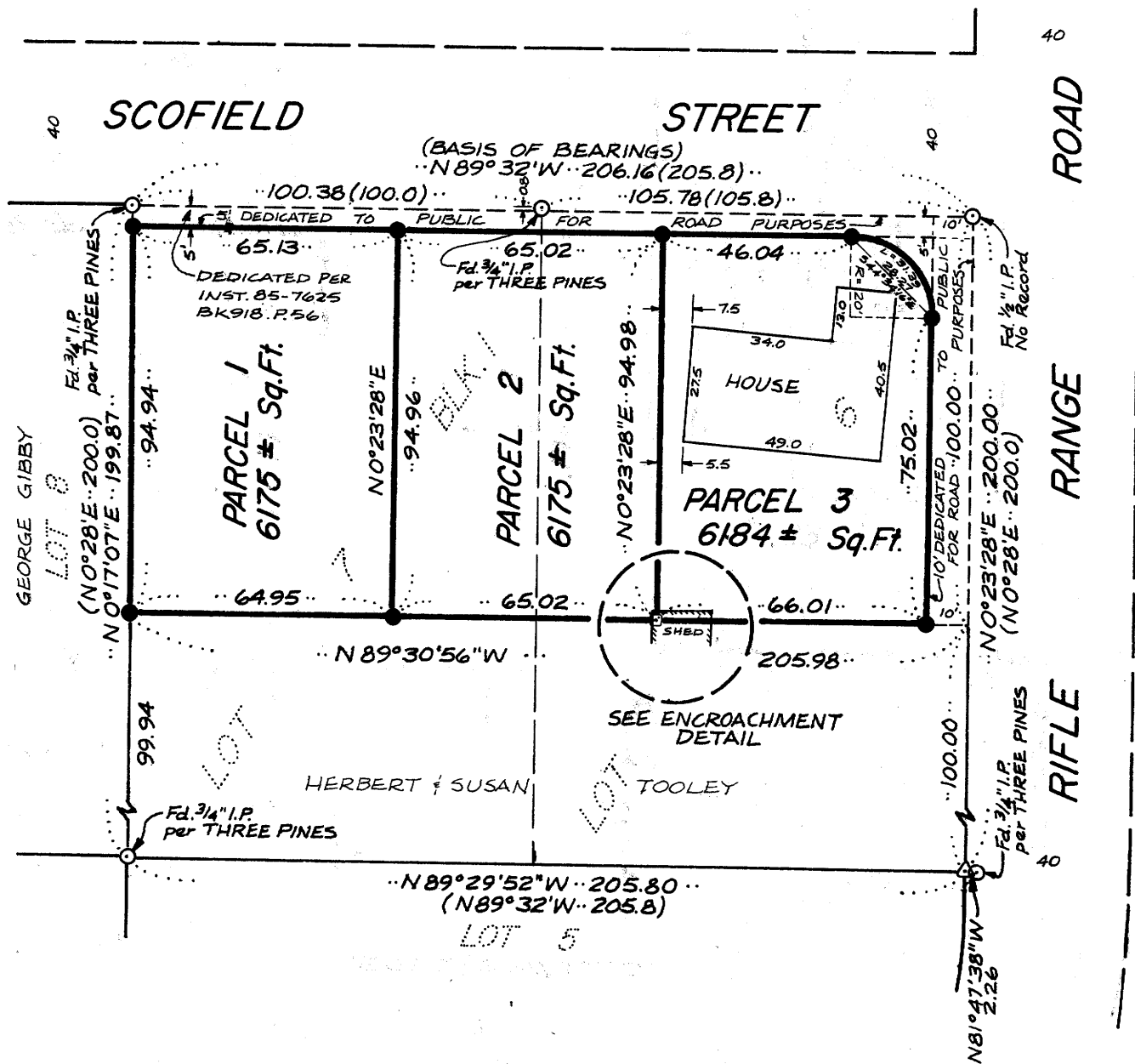
A parcel of land being a portion of Lot 6, Block 1 "THREE PINES" in Section 17, T. 27 S., R. 5 W., W.M. being more particularly described as follows:
Beginning at a 5/8" iron rod from which the northwest corner of Lot 7, Block 1, "THREE PINES" bears N 89°32' W 130.15 feet and N 0°17'07" E 5.00 feet; thence S 89°32' E 46.04 feet to a 5/8" iron rod; thence along an arc of a 20 foot radius curve right (the long chord of which bears S 44°34'16" E 28.27 feet) 31.39 feet to a 5/8" iron rod; thence S 0°23'28" W 75.02 feet to a 5/8" iron rod; thence N 89°30'56" W 66.01 feet to a point; thence N 0°23'28" E 94.98 feet to the Point of Beginning; containing 6184 square feet, more or less.

NARRATIVE:

PURPOSE: To divide the N₂ of Lots 6 & 7, Block 1, "THREE PINES" into 3 parcels.

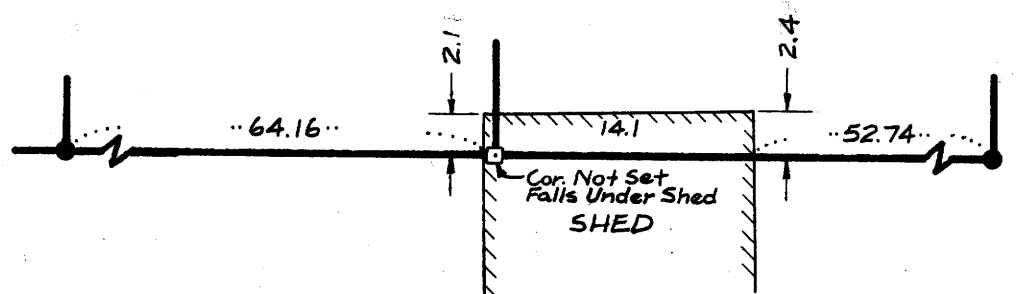
PROCEDURE: I found the monuments as shown on the annexed map and divided said property. Basis of bearings is the South R/W line of Scofield Street, as platted.

INSTRUMENTS: GTS-1 and GTS-2



LEGEND

- Denotes found mon. as shown hereon
- Denotes Set 5/8"x30" I.R. w/plastic cap stamped "AA SURVEYING INC."
- △ Denotes Calculated Cor. - Not Set
- Denotes Corner Not Set
- () Record per THREE PINES plat (V.7, P.6)



ENCROACHMENT DETAIL
SCALE: 1" = 10'

541-85

MAP FILE 199-9

Blk 9- Pg 23