

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M100-12

86- 133

FILED *JA*  
JAN. 3, 1986  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OR  
EMO

MINOR LAND PARTITION

Situated in the SW 1/4 of Section 17, T.27S. R.5W. W.M.  
Lot 5, Block 1, THREE PINES SUBDIVISION  
SCALE 1" = 50' NOVEMBER 1985

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.

86 JAN -3 PM 4:00

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

PARTITIONER & Robert F. and Susan D. Westcott  
LEGAL OWNER: 986 NE Rifle Range Road  
Roseburg, Oregon 97470

WATER: City of Roseburg  
SEWER: R.U.S.H.A.

MAP PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, Oregon 97470  
672-2096

NUMBER OF  
PARCELS: Two (2)

ZONING: R1-6

NARRATIVE

PURPOSE: To divide Lot 5, Block 1, "THREE PINES" into 2 parcels. ( Except the northerly 5 feet )

PROCEDURE: I found the monuments as shown on the annexed map. I established the SW corner of Lot 5 using the SW corner of Lot 7, the Initial Point of "THREE PINES", the curve radius (206.85 feet) and the monuments established or found per M99-9.

DESCRIPTIONS

PARCEL 1

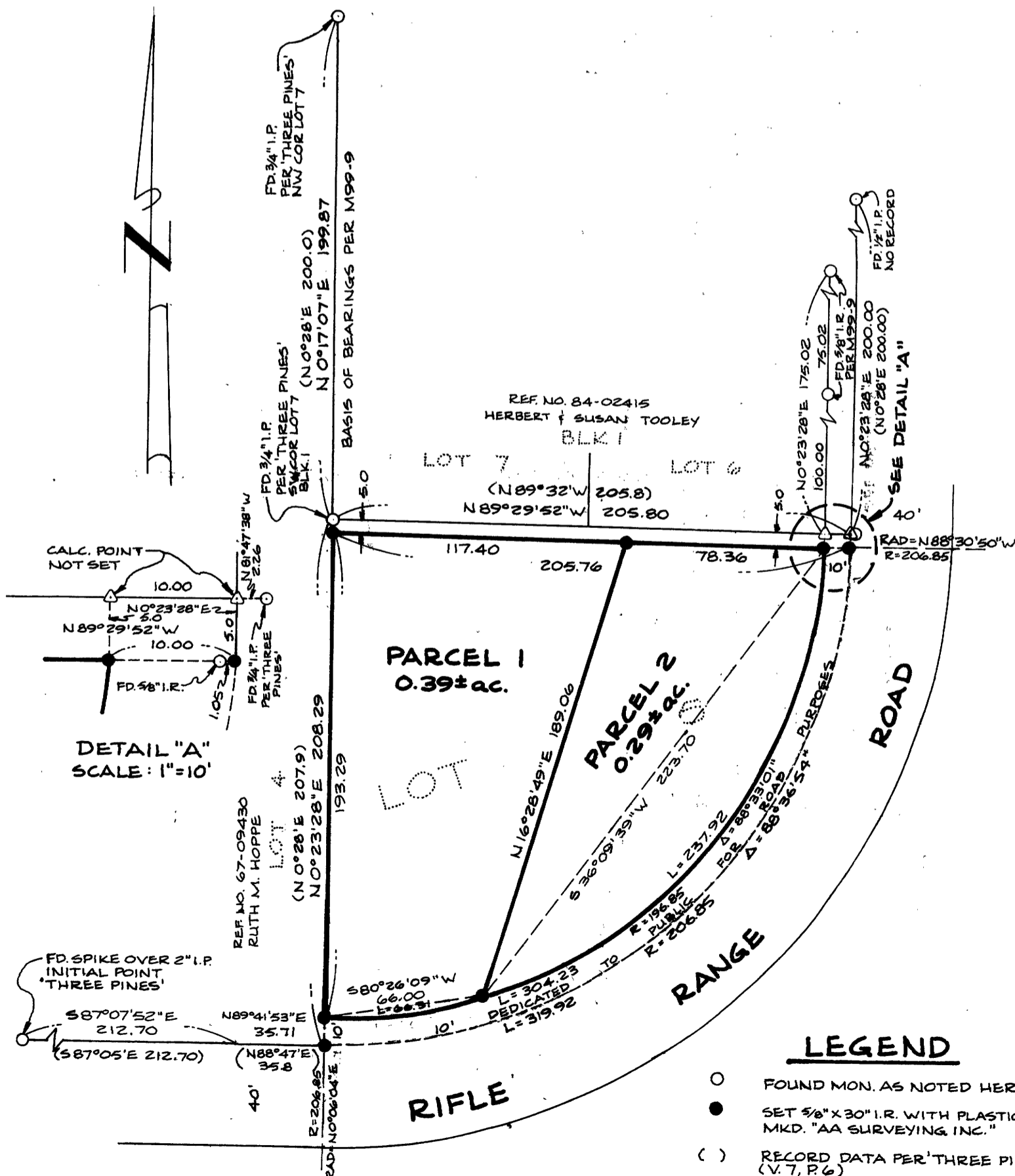
A parcel of land, being a portion of Lot 5, Block 1, "THREE PINES" in Section 17, T.27S. R.5W. W.M., being more particularly described as follows:

Beginning at a 5/8" iron rod from which the southwest corner of Lot 7, Block 1, "THREE PINES" bears N 89°29'52"W 117.40 feet and N 0°23'28"E 5.00 feet; thence S 16°28'49"W 189.06 feet to a 5/8" iron rod on the northerly R/W line of Rifle Range Road; thence along said northerly R/W line on an arc of a 196.85 foot radius curve right (the chord of which bears S 80°26'09"W 66.00 feet) 66.31 feet to a 5/8" iron rod; thence leaving said northerly R/W line N 0°23'28"E 193.29 feet to a 5/8" iron rod; thence S 89°29'52"E 117.40 feet to the Point of Beginning; containing 0.39 acres, more or less.

PARCEL 2

A parcel of land being a portion of Lot 5, Block 1, "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 southwest corner of Lot 7, Block 1, "THREE PINES" bears N 89°29'52"W 117.40 feet and N 0°23'28"E 5.00 feet; thence S 89°29'52"E 78.36 feet to a 5/8" iron rod on the westerly R/W line of Rifle Range Road; thence along said westerly R/W line on an arc of a 196.85 foot radius curve right (the chord of which bears S 36°09'39"W 223.70 feet), 237.92 feet to a 5/8" iron rod; thence leaving said westerly R/W line N 16°28'49"E 189.06 feet to the Point of Beginning; containing 0.29 acres, more or less.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

EUGENE A. BLOOM  
MAY 3, 1980  
492

APPROVALS:

*[Signature]* 12-31-85  
Director Date

*[Signature]* 12-27-85  
Director of Public Works Date

*[Signature]* 1-3-86  
County Surveyor Date

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BR 9-19-85