

MINOR LAND PARTITION
 IN LOT 6, BLOCK 2
 SHINN'S ADDITION
 IN THE N.W. 1/4 OF THE N.W. 1/4
 OF SEC. 23, T. 27S., R. 6 W. N.M.

REGISTERED
 OREGON
 LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1934
 BRUCE R. ROGERS
 588

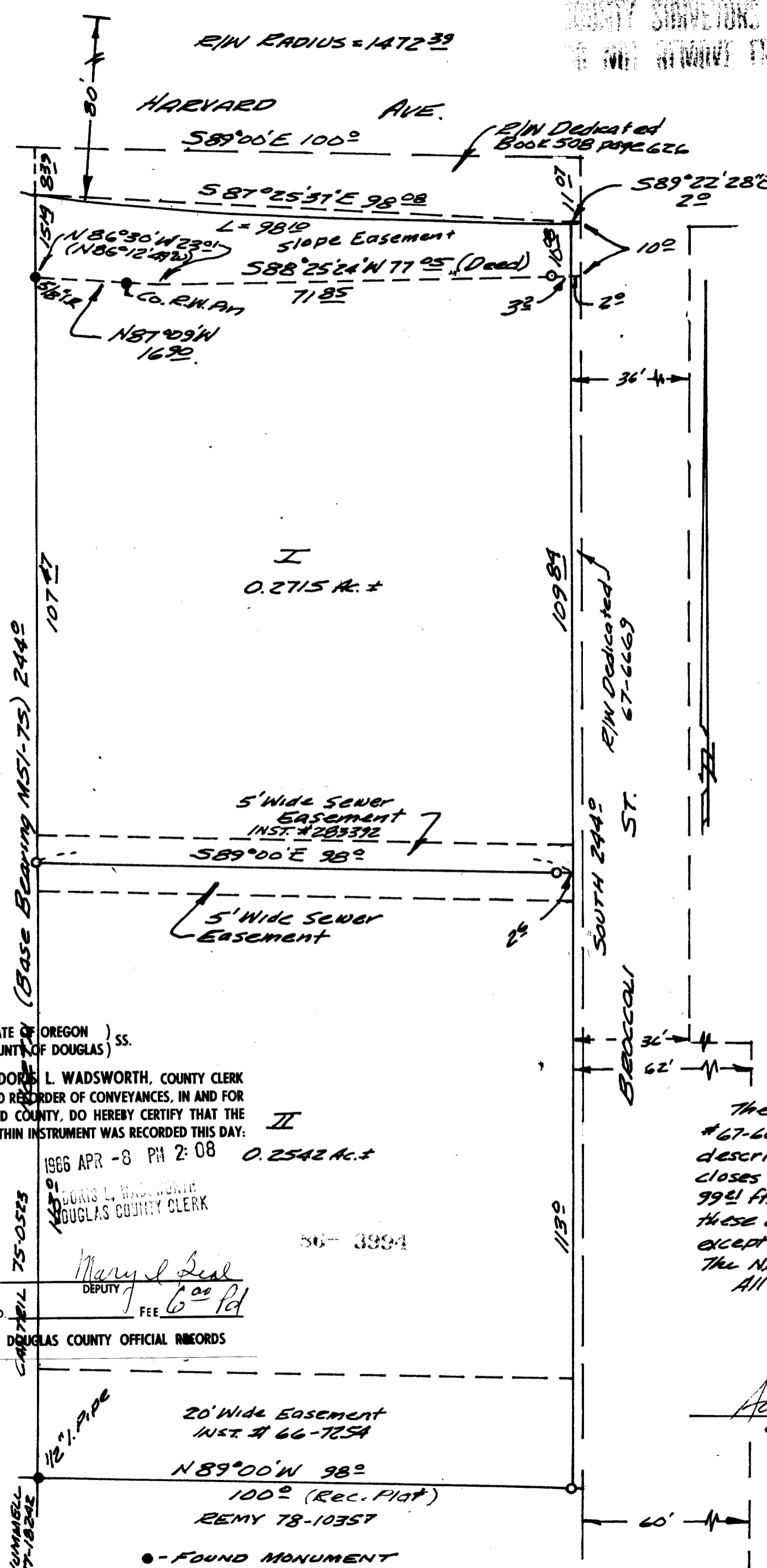
APR 4 1986

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

PARTITIONER & LEGAL OWNER:
 KINSEY LANCASTER
 194 OAK LANE
 ROSEBURG, O.R.

SURVEYED BY BRUCE ROGERS
 553 N.E. MEADOW AVE.
 ROSEBURG, O.R.
 MAR, 1986 1"=20'

WATER & SEWER -
 CITY OF ROSEBURG
 ZONE - C-3



I
 Beginning at a 5/8" iron rod set on the west line of Lot 6, Bl. 2, Shinn's Add'n, from which rod the S.W. corner of said Lot 6 bears South 113° ft.; thence, along said west line, North 107° ft. and North 15' ft. to a point on the southerly line of Harvard Ave.; thence, along said southerly line, on the arc of a 1472' ft. radius curve to the left (the chord of which bears S87°25'37"E 98' ft.) 98' ft. to a point on the west line of Broccoli St.; thence, along said west line, South 119' ft. to a point; thence N89°00'N 98' ft. to the point of beginning. Subject to a sewer easement over and across a 5 ft. wide strip of land lying adjacent and parallel to the south line of the parcel. Also subject to a slope easement described as follows: Beginning at the northwest corner of the above described parcel; thence, along the southerly line of Harvard Ave., on the arc of a 1472' ft. radius curve to the left (the chord of which bears S87°25'37"E 98' ft.) 98' ft. to a point on the west line of Broccoli St.; thence, along said west line, South 10' ft. to a point; thence S88°25'24"W 32' ft. to a 5/8" iron rod and S88°25'24"W 71'85" ft. to a point; thence N86°30'W 23' ft. to a 5/8" iron rod set in the west line of Lot 6, Bl. 2, Shinn's Add'n.; thence, along said west line, North 15' ft. to the point of beginning.

The above described parcel is located in Section 23, T. 27S., R. 6 W. N.M. and contains 0.2715 acres.

II
 Beginning at the southwest corner of Lot 6, Bl. 2, Shinn's Add'n.; thence, along the west line of said lot, North 113° ft. to a 5/8" iron rod; thence S89°00'E 95' ft. to a 5/8" iron rod and S89°00'E 22' ft. to a point on the west line of Broccoli St.; thence, along said west line, South 113° ft. to a 5/8" iron rod set on the south line of Lot 6, Bl. 2, Shinn's Add'n.; thence, along the south line of said lot, N89°00'W 18' ft. to the point of beginning. Subject to a sewer easement over and across a 5 ft. wide strip of land lying adjacent and parallel to the north line of the parcel. Also subject to an easement over and across a 20 ft. wide strip of land lying adjacent and parallel to the south line of the parcel.

The above described parcel is located in Section 23, T. 27S., R. 6 W. N.M. and contains 0.2542 acres, more or less.

NARRATIVE

The original lot was 244' x 100'. The city acquired a 2' strip off the east side (see Recorder's #67-6669). They then acquired extra right of way and slope easement along Harvard Ave. described in Book 508, page 626, Douglas Co. records. Neither of these Harvard descriptions closes because they describe the chord of a 1472' ft. rad. curve as being S87°24'42"E 99' ft. This is supposed to go across a 100' wide lot, which is impossible. I recalculated these descriptions using the record distances from the N.W. & the N.E. corners of the lot, except the 15' I show is written as 15°. I don't know what the County E/W pin represents. The NW, NE and S.E. corners of parcel I hit on conc. sidewalks so I set the rods as shown. All work done with transit & chain.

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:
 1986 APR -8 PM 2:08
 DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK
 BY Mary J. Deal
 DEPUTY FEE 6.00
 DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS
Adrian Bowler 4-1-86
 CITY ENGINEER
Francis L. Ingram 4-4-86
 COM. DEPT. DIRECTOR

- - FOUND MONUMENT
- - SET 5/8" IRON ROD (30" Long) WITH CAP MARKED L.S. 660

MAP FILE M100-54