

MAJOR LAND PARTITION
IN THE SW 1/4 SEC 7 T27S R5W WM
SCALE 1"=100' AUG 26, 1986

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER: Donald G. and Shirley M. Caskey
264 N. E. Caskey Court
Roseburg, OR 97470
672-1557

BK 9 P. 106

FILED

SEP 16 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
TF

- Found 5/8" iron rod unless otherwise noted.
- Set 5/8" iron rod, 30" long w/plstc cap mkd. LS 660
- () Record data per M63-33

NUMBER OF LOTS: 2
WATER SUPPLY: City of Roseburg
SEWAGE: City of Roseburg

MAP PREPARED BY: Bruce R. Rogers
557 N. E. Meadow Ave.
Roseburg, OR 97470
672-2834

ZONING: R-1

DESCRIPTIONS: Parcel One

A parcel of land lying in the southwest quarter of Sec. 7 T27S R5W W.M., and being a portion of Lots 137 and 138, Tract One, Plat One, Roseburg Orchards Co. and described as follows; Beginning at the Northwest corner of said Lot 138; thence N89°31'06"E along the North line of Lot 138 258.19 feet; thence N89°40'10"E along the North line of said Lot 138 and the North line of said Lot 137 29.98 feet; thence S1°20'11"E (Record S1°12'E), 15.00 feet Easterly of and parallel to the West line of said Lot 137, 250.00 feet; thence S89°34'W 30.00 feet; thence S1°11'34"E (Record S1°12'E) 200.01 feet; thence N89°24'51"E 8.45 feet; thence S17°50'02"E 74.48 feet to a point which is set 15 feet Easterly of said West line of Lot 137; thence S1°07'39"E along said line 127.61 feet; thence S89°23'16"W 114.02 feet; thence S1°12'E 80.20 feet; thence along the arc of a 20.00 foot radius curve left, (the long chord of which bears S45°54'22"E 28.14 feet) 31.21 feet; thence along the North right of way line of Barager Street S89°23'16"W 100.00 feet; thence along the arc of a 20.00 foot radius curve left, (the long chord of which bears N44°05'38"E 28.43 feet) 31.62 feet; thence N1°12'W 79.79 feet; thence S89°23'16"W 114.10 feet to a point in the West line of said Lot 138; thence along said West line N1°24'34"W (Record N1°12'W) 49.75 feet (Record 49.87 feet); thence continuing along said West line N1°12'14"W 599.65 feet to the point of beginning excepting from Parcel One the following described tract of land; Beginning at a point from which the Northwest corner of Lot 138, Tract One, Plat One, Roseburg Orchards Co. bears N20°17'57"W 402.34 feet; thence South 114.00 feet; thence West 114.00 feet; thence North 114.00 feet to the point of beginning said exception containing 0.298 acres of land more or less leaving a total acreage for Parcel One of 3.998 acres more or less.

Parcel Number One is subject to the 60 foot easement as described on the face of this map.

Parcel Two

A parcel of land lying in Sec. 7 T27S R5W W.M. and being a portion of Lot 138, Tract One, Plat One, Roseburg Orchards Co. and described as follows; Beginning at a point from which the Northwest corner of Lot 138, Tract One, Plat One, Roseburg Orchards Co. bears N20°17'57"W 402.34 feet; thence South 114.00 feet; thence West 114.00 feet; thence North 114.00 feet; thence East 114.00 feet to the point of beginning and containing 0.298 acres of land more or less. Together with the 60 foot easement for ingress, egress and utility installations described below:

An easement 60 feet in width, the boundary of which is described as follows; Beginning at a point from which the Northwest corner of Lot 138, Tract One, Plat One, Roseburg Orchards Co. bears N20°17'57"W 402.34 feet; thence East 60.00 feet; thence South 116.27 feet; thence S4°20'21"W 154.21 feet; thence S1°12'E 80.20 feet; thence along the arc of a 20.00 foot radius curve left, (the long chord of which bears S45°54'22"E 28.14 feet) 31.21 feet; thence along the North right of way line of Barager Street S89°23'16"W 100.00 feet; thence along the arc of a 20.00 foot radius curve left, (the long chord of which bears N44°05'38"E 28.43 feet) 31.62 feet; thence N1°12'W 82.08 feet; thence N4°20'21"E 154.84 feet; thence North 114.00 feet to the point of beginning.

NARRATIVE:

Survey by Bruce R. Rogers and Luke Rogers. Equipment - transit and 300 foot steel tape. Corners were found (M63-33) and tied. Survey was computed and corners set in field. The corners were set in the two parcels along Barager Street per record (M63-33). The triangular piece on the East line is from the deed records as we find them. The 60 foot easement is to be dedicated at some future date.

