

APPROVALS  
Keith L. Cubic, PLANNING DIRECTOR  
Lamy E. Monson, DEPUTY

9/15/86  
10-30-86

MAJOR LAND PARTITION  
IN THE S.W. 1/4 OF SEC. 7, T. 27S, R. 5W, W.M.  
IN LOTS 137, 138, 140 & 141, TRACT I, PLAT I,  
ROSEBURG ORCHARDS CO.

LEGAL OWNER & PARTITIONER:  
PETS SERAFIN REALTY INC.  
BOX 2250  
ROSEBURG, OR.

OCT 30 1986

SURVEYED BY  
BRUCE ROGERS  
553 N.E. MEADOW  
ROSEBURG, OR. COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

WATER - CITY OF ROSEBURG  
SEWER - R.U.S.A.  
ZONE - R-1 OCT, 1986

All of Lots 140 (vacated) and 141 (vacated) Tr. I, Plat I,  
Roseburg Orch. Co. Also all that part of Lot 136 of said  
Tr. I, Plat I lying east of Sylvan Hills Subd. Also that  
part of Lot 137, Tr. I, Plat I, described as follows:  
Beginning at the N.W. cor. of a 0.25 acre parcel  
described in M.L.P. 83-74; thence, along the no. line of  
said parcel, N63°45'30"E 112°5' ft.; thence, along the east-  
erly line of said parcel, S38°28'06"E 90° ft.; thence, N51°30'  
E 60° ft.; thence, N78°28'06"W 92° ft. to the no. line  
of said Lot 137; thence, along said no. line, S89°34'W 147° ft.;  
thence, S1°12'E, along the east line of parcel 3, M.L.P.  
M 63-33, 87° ft. to the P.O.B. Subject to the 60° ft.  
wide easement described on this page.

- o - Fd. 5/8" Iron Rod
- - Set 5/8" x 30" Iron Rod with cap marked L.S. 660

LOT 141  
(VACATED)  
INST. No. 86-10899

PARCEL II  
10.8 AC.±

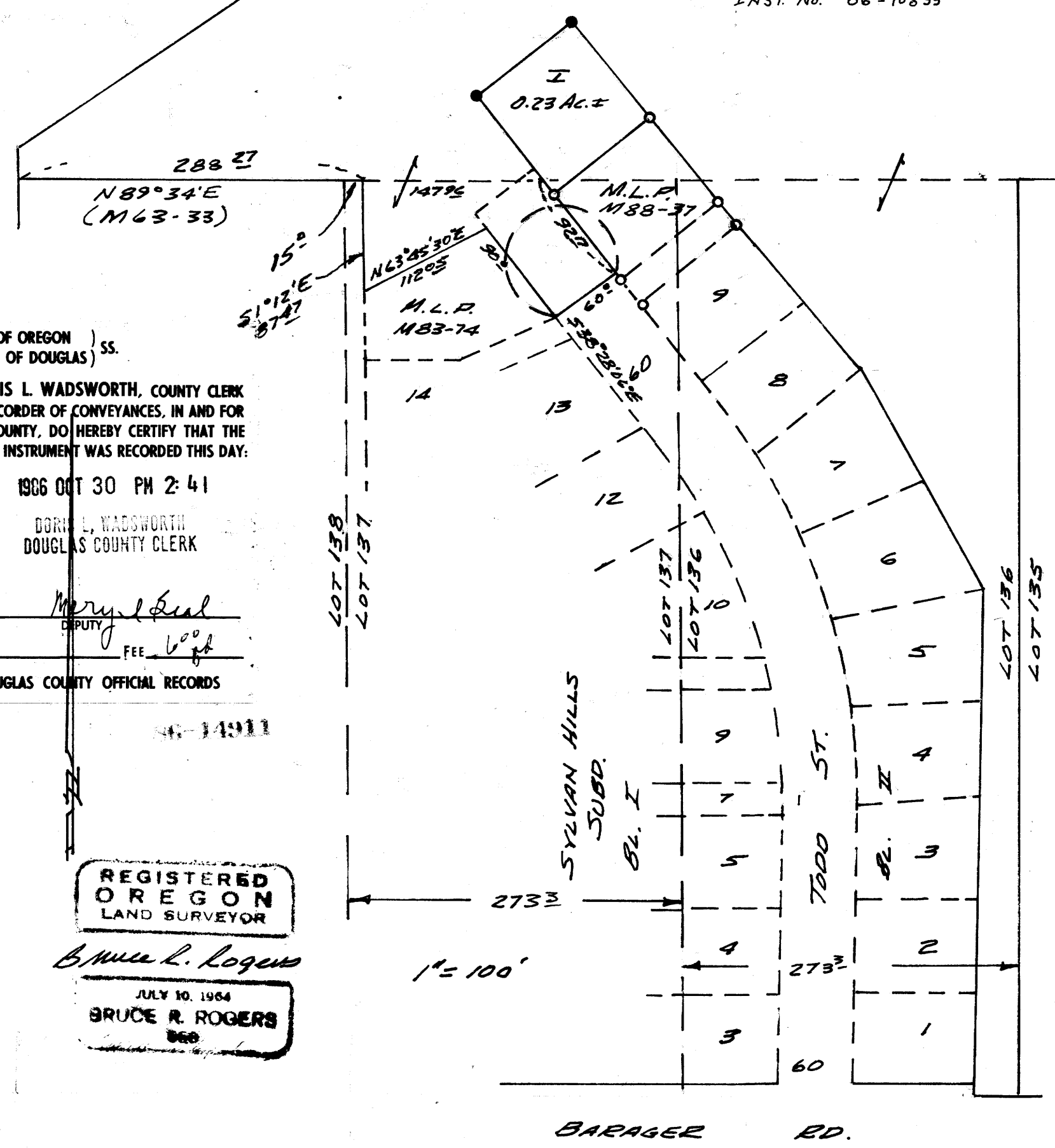
LOT 140  
(VACATED)  
INST. No. 86-10899

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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 OCT 30 PM 2:41  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: Mary L. Deal DEPUTY  
NO. FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
OREGON  
LAND SURVEYOR  
BRUCE R. ROGERS  
JULY 10, 1964  
860

MAP FILE M102-65



287±  
287±

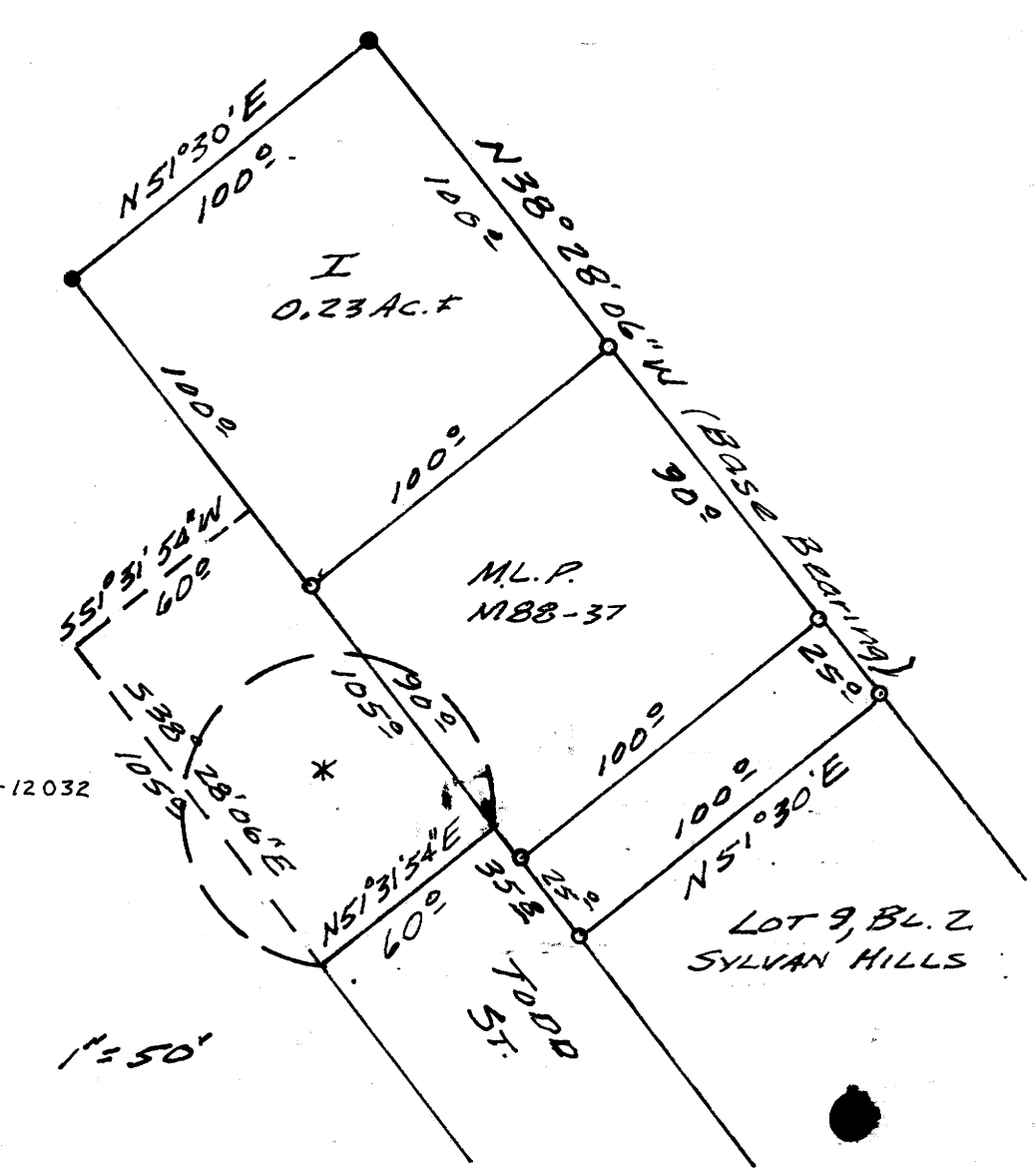
158±

LOT 136  
LOT 135

60

Beginning at a 5/8" iron rod from which  
the most westerly corner of Lot 9, Bl. 2,  
Sylvan Hills Subd. bears S38°28'06"E 115°  
ft.; thence N38°28'06"W 100° ft. to a 5/8"  
iron rod; thence N51°30'E 100° ft. to a  
5/8" iron rod; thence S38°28'06"E 100° ft.  
to a 5/8" iron rod; thence S51°30'W 100°  
ft. to the point of beginning.  
All in section 7, T. 27S, R. 5W, W.M. and  
containing 0.23 Ac, more or less.

EASEMENT  
Beginning at the most northerly corner of  
Todd St.; thence N38°28'06"W 105° ft.; thence  
S51°31'54"W 60° ft.; thence S38°28'06"E 105°  
ft. to the most westerly corner of Todd St.;  
thence, along the northwesterly line of Todd  
St., N51°31'54"E 60° ft. to the point of beginning.



\* NOTE:  
SUBJECT TO  
INST. No. 86-12032  
& 86-12031

MAP FILE M102-65