

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1987 JAN 30 AM 9:23

FILED

JAN 29 1987

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION
NW 1/4 S20, T27S, R5W WM
DEED No. 85-280

BY Mary L. Beal
DEPUTY
FEE 6.00

1235

DESCRIPTION OF PARCEL 2 (TWO)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE, MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PART OF THE LAND DESCRIBED IN DEED No. 85-280 OF DOUGLAS COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 12°43'48" WEST 712.46 FEET FROM THE SOUTHEAST CORNER OF LOT 22 OF FIRST BROOKSIDE ADDITION TO ROSEBURG, DOUGLAS COUNTY, OREGON, THENCE SOUTH 0°36'45" EAST 29.98 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°54'14" WEST 248.34 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RIFLE RANGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 0°47'20" WEST 94.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°54'14" EAST 248.61 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°36'45" EAST 65.00 FEET TO THE POINT OF BEGINNING, BEARINGS BASED ON SURVEY M 68-60 OF DOUGLAS COUNTY SURVEYOR'S OFFICE. THE INTENT OF THE ABOVE DESCRIPTION IS TO EXCEPT ANY LAND LYING IN ROAD RIGHT-OF-WAYS.

TOGETHER WITH A 10 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY LINE OF PARCEL 1 AS DESCRIBED BELOW AND SHOWN ON THE ACCOMPANYING PARTITION MAP.

DESCRIPTION OF PARCEL 1 (ONE)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PART OF THE LAND DESCRIBED IN DEED No. 85-280 OF DOUGLAS COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 12°43'48" WEST 712.46 FEET AND NORTH 0°36'45" WEST 65.00 FEET FROM THE SOUTHEAST CORNER OF LOT 22 OF FIRST BROOKSIDE ADDITION TO ROSEBURG, DOUGLAS COUNTY, OREGON; THENCE NORTH 89°54'14" WEST 248.61 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RIFLE RANGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 0°47'20" WEST 173.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DIAMOND LAKE BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°02'30" EAST 249.14 FEET; THENCE SOUTH 0°36'45" EAST 178.04 FEET TO THE POINT OF BEGINNING, BEARINGS BASED ON SURVEY M 68-60 OF DOUGLAS COUNTY SURVEYOR'S OFFICE. THE INTENT OF THE ABOVE DESCRIPTION IS TO EXCEPT ANY LAND LYING IN ROAD RIGHT-OF-WAYS.

SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY LINE OF THE ABOVE DESCRIPTION AND SHOWN ON THE ACCOMPANYING PARTITION MAP.

SURVEY NARRATIVE

BOUNDARY CONTROL IS BASED ON MAPS M 68-60 and CS 63/36. I SET A NEW MONUMENT AT THE SOUTHWEST CORNER OF PARCEL TWO BASED ON RECORD DISTANCE FROM THE MONUMENT TO THE EAST AND AT PROPORTIONAL DISTANCE (159.68 MEASURED TO 159.88 RECORD TOTAL DISTANCE) FROM THE MONUMENTS TO THE NORTH AND SOUTH. THE DISTURBED MONUMENT IS SOUTH 29°37' EAST 0.52 FEET FROM THE MONUMENT THAT I SET.

EQUIPMENT: LIETZ T60D THEODOLITE, MAC II EDM AND 100 FOOT TAPE.

APPROVALS:

Chris E. Bergum
Director of Community Development
City of Roseburg
Tracy Ingram
Associate Engineer City of Roseburg
COUNTY SURVEYOR

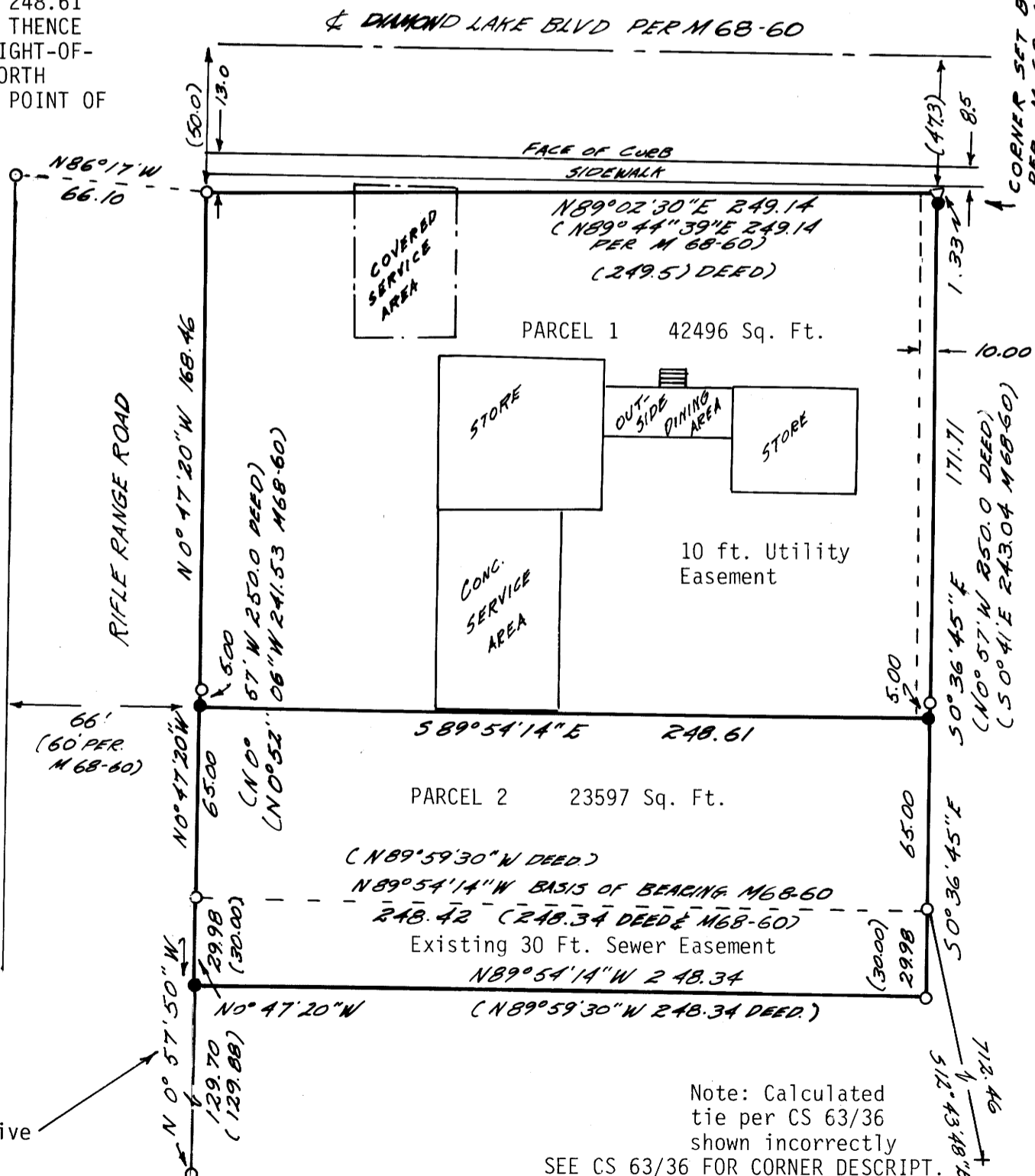
1/21/87
DATE
1/12/87
DATE
1-29-87
DATE

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP "LS 866"
- FOUND 5/8" IRON ROD
- △ CALCULATED POINT
- () RECORD PER DEED OR M68-60 OR M78-25

SCALE 1"=50'
December 1986

See Narrative



Note: Calculated tie per CS 63/36 shown incorrectly. SEE CS 63/36 FOR CORNER DESCRIPT. Calculated tie to SE corner lot 22 of First Brookside Addition to Roseburg

SEE CS 63/36 FOR DESCRIPTION OF MONUMENT FOUND FENCE POST.