

Bk. 9- B 141

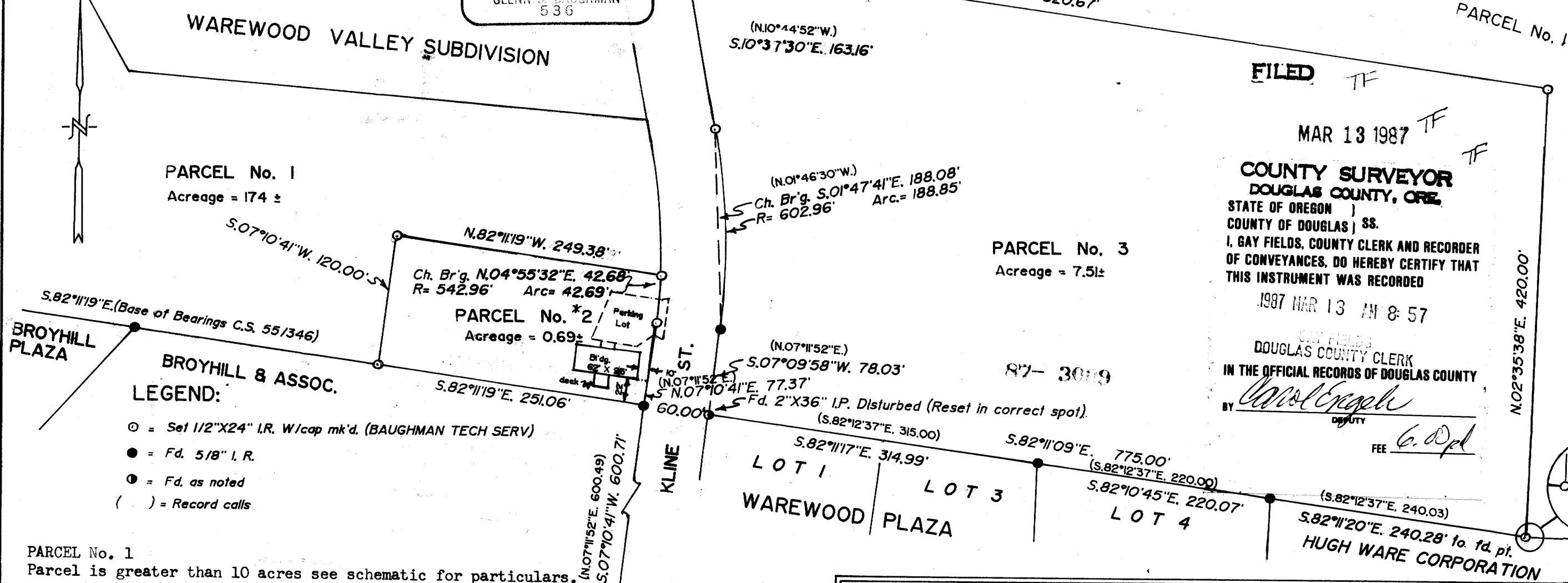
MINOR LAND PARTITION IN THE N.W.&N.E. 1/4 SEC. 11 & S.E. 8 S.W. SEC. 2, T.27S.,R.6W.W.M.

MARCH 1987
SURVEYED FOR: John Atkinson
2631 Kline St.
Roseburg, OR 97470

SCALE 1" = 100'
SURVEYED BY: Baughman Technical Services
433 S.E. Main St.
Roseburg, OR 97470
Phone 673-0966

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
GLENN S. BAUGHMAN
536

Water Supply : City of Roseburg
Sewer : Roseburg Urban Sanitary Authority
ZONE : R2 & FF
* SUBJECT TO INST. # 87-2663



FILED TF
MAR 13 1987 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
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 MAR 13 AM 8:57
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engle*
DEPUTY
FEE 6.00

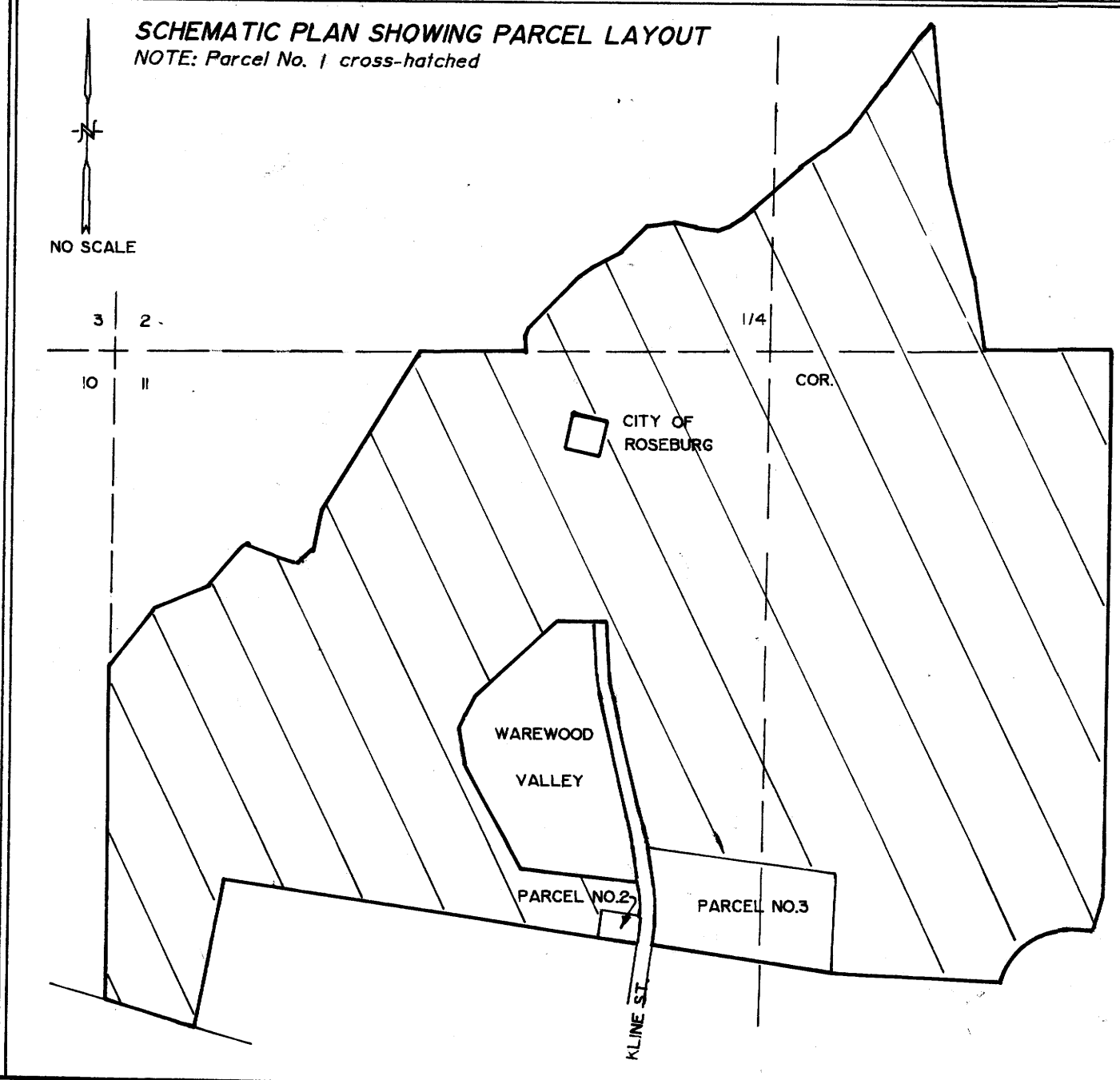
PARCEL No. 1
Parcel is greater than 10 acres see schematic for particulars.

PARCEL No. 2
Beginning at a 5/8" I.R. on the Westerly R/w line of Kline St. from which the Initial Point of Warewood Plaza a subdivision in Sec. 11, T.27S.,R.6W.W.M. and being a 2" I.P. bears S.82°11'19"E. 60.00 ft.: thence along said Kline St. R/w line N.7°10'41"E. 77.37 ft. to a 1/2" I.R.: thence along the arc of a 542.96 ft. radius curve left the chord of which is N.4°55'32"E. 42.68 ft. to a 1/2" I.R.: thence leaving said Kline St. R/w N.82°11'19"W. 249.38 ft. to a 1/2" I.R.: thence S.7°10'41"W. 120.00 ft. to a 1/2" I.R.: thence S.82°11'19"E. 251.06 ft. to the point of beginning.
The above described parcel situated in Sec. 11, T.27S.,R.6W.W.M. and contains 0.69 acres more or less.

PARCEL No. 3
Beginning at a 2" I.P. which is the Initial Point of Warewood Plaza a subdivision in Sec. 11, T.27S.,R.6W.W.M. and being on the Easterly R/w line of Kline St.: thence S.82°11'09"E. 775.00 ft. to a 1/2" I.R.: thence N.2°35'38"E. 420.00 ft. to a 1/2" I.R.: thence N.82°11'09"W. 820.67 ft to a 1/2" I.R. on the Easterly R/w line of Kline St.: thence along said Kline St. R/w line S.10°37'30"E. 163.16 ft to a 1/2" I.R.: thence along the arc of a 602.96 ft. radius curve right the long chord of which is S.1°47'41"E. 188.08 ft. to a 5/8" I.R.: thence S.7°09'58"W. 78.03 ft. to the point of beginning.
The above described parcel situated in Sec. 11, T.27S.,R.6W.W.M. and contains 7.51 acres more or less.

NARRATIVE:
The purpose of this survey is to separate 2 parcels from a large tract. The basis for the South boundary was determined from CS 55/346 the original survey that governed the tract to the South. We adjusted this bearing to the East of Kline St. to more nearly conform to intermediate points that we found along the Northerly boundary of Warewood Plaza. We used a 1/2" I.P. (called 3/4") for bearing control, but not for distance for the South boundary of Parcel No. 3. We used monuments found and prorated the intermediate lost points along Kline St., trying to strike a balance between distances and bearings.

The field work was accomplished by K. DeGroot and M. Fromdahl, using a NTD -4 Nikon instrument. The office calculations and drafting was performed by G. Baughman.



Keith L. Cubic 3/10/87
Planning Director Date

Francis L. Ingram 3-13-87
County Surveyor Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M 103 - 51

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