

MAJOR LAND PARTITION IN LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS IN THE NE 1/4, SECTION 3, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON

PARTITIONER AND LEGAL OWNER OF RECORD

ROBERT H. AND ELIZABETH A. RAYNO
713 OLD GARDEN VALLEY ROAD
ROSEBURG, OR. 97470

SURVEYOR

ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, OR. 97479

DATE · MAY 1987

SCALE · 1" = 100'

Legend · ○ FD. AS NOTED

· SET 5/8" X 30" IRON ROD W/CAP (L.S. 1076)

NARRATIVE IS SEPARATE DOCUMENT

NUMBER OF LOTS · 2

SEWER SUPPLY · SEPTIC

WATER SUPPLY · WELL

ZONING · RR

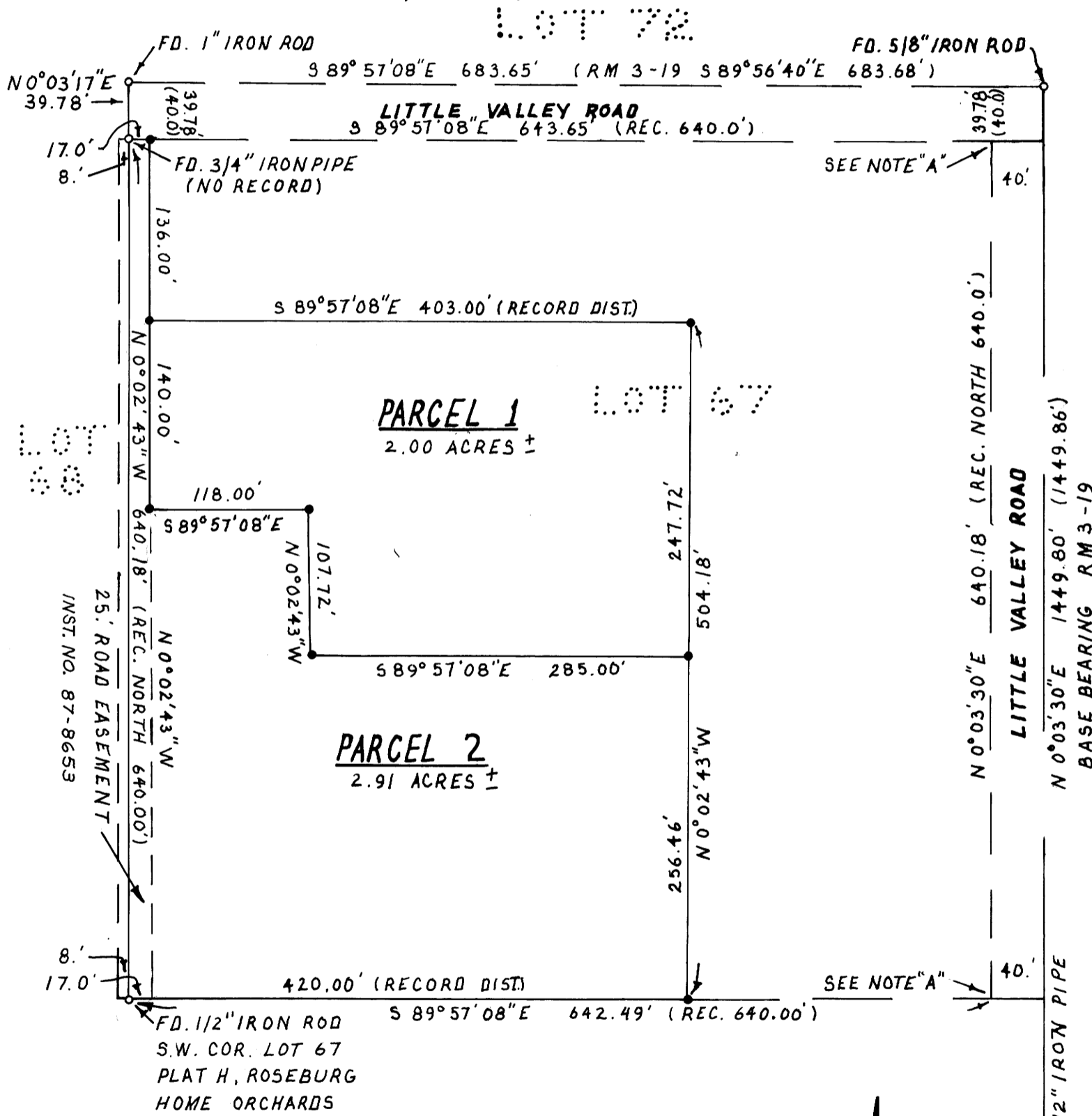
FILED

JUL 9 1987 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

87- 9543

C S File 63 / 25 (M)
Map File M104-38



PARCEL 1

A PARCEL OF LAND IN LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS IN THE N.E. 1/4, SECTION 3, T.28S., R.6.W., W.M., DOUGLAS COUNTY OREGON.

BEGINNING AT A 5/8" IRON ROD THAT BEARS S 89° 57' 08" E, 420.00 FT. AND N 0° 02' 43" W, 256.46 FT. FROM THE S.W. CORNER LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS, THENCE N 89° 57' 08" W, 285.00 FT. TO A 5/8" IRON ROD, THENCE N 0° 02' 43" W, 107.72 FT. TO A 5/8" IRON ROD, THENCE N 89° 57' 08" W, 118.00 FT. TO A 5/8" IRON ROD, THENCE N 0° 02' 43" W, 140.00 FT. TO A 5/8" IRON ROD, THENCE S 89° 57' 08" E, 403.00 FT. TO A 5/8" IRON ROD, THENCE S 0° 02' 43" E, 247.72 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES MORE OR LESS.

SUBJECT TO AND INCLUDING A 25.00 FT. ROAD EASEMENT, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS, THENCE ALONG THE SOUTHERLY LINE OF LOT 68, PLAT H, ROSEBURG HOME ORCHARD TRACTS WEST, 8.00 FT., THENCE N 0° 02' 43" W, 640.18 FT. TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S 89° 57' 08" E, 25.00 FT., THENCE S 0° 02' 43" E, 640.18 FT., THENCE N 89° 57' 08" W, 17.00 TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND IN LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS IN THE NE 1/4, SECTION 3, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON.

BEGINNING AT A 1/2" IRON ROD THAT IS THE S.W. CORNER OF LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACTS, THENCE N 0° 02' 43" W, 640.18 FT. TO A 3/4" IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY OF LITTLE VALLEY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S 89° 57' 08" E, 17.00 FT. TO A 5/8" IRON ROD, THENCE S 0° 02' 43" E, 276.00 FT. TO A 5/8" IRON ROD, THENCE S 89° 57' 08" E, 118.00 FT. TO A 5/8" IRON ROD, THENCE S 0° 02' 43" E, 107.72 FT. TO A 5/8" IRON ROD, THENCE S 89° 57' 08" E, 285.00 FT. TO A 5/8" IRON ROD, THENCE S 0° 02' 43" E, 256.46 FT. TO A 5/8" IRON ROD, THENCE N 89° 57' 08" W, 420.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES MORE OR LESS.

SUBJECT TO AND INCLUDING A 25.00 FT. ROAD EASEMENT, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF LOT 67, PLAT H, ROSEBURG HOME ORCHARD TRACT, THENCE ALONG THE SOUTHERLY LINE OF LOT 68, PLAT H, ROSEBURG HOME ORCHARD TRACTS WEST, 8.00 FT., THENCE N 0° 02' 43" W, 640.18 FT. TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S 89° 57' 08" E, 25.00 FT., THENCE S 0° 02' 43" E, 640.18 FT., THENCE N 89° 57' 08" W, 17.00 FT. TO THE POINT OF BEGINNING.

NOTE: EACH PARCEL HAS ITS OWN SEWER AND WATER SUPPLY.

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 JUL -9 PM 4:17
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Robert L. Dolan*
DEPUTY
FEE

APPROVALS

Keith L. Cubic 7/8/87
PLANNING COMMISSION DATE

Robert L. Dolan DEPUTY 7-9-87
COUNTY SURVEYOR DATE



C S File 63 / 25

NARRATIVE

A Major Land Partition in Lot 67, Plat H, Roseburg Home Orchard Tracts in the NE 1/4, Section 3, T28S, R6W, W.M., Douglas County, Oregon.

This survey was performed May 1987 for Robert E. & Elizabeth A. Rayno to establish property corners for Parcel 1 & Parcel 2. Said corners were established from found corners from original Plat H Plat and survey No. RM 3-19.

Due to a discrepancy in the length of the east-west lines of Lot 67, the lengths of the east-west lines of both parcels were established at record distances from the west line of Lot 67.

Note A: these points were computed by bearing-bearing intersection method and on the westerly right-of-way line of Little Valley Road.

Instruments: Theodolite and Distance Meter.

See map in file No. *M104-38*

FILED

RL

JUL 9 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

Robert L. Dolan
Rt. 1 Box 1820
Sutherlin, Or. 97479

