

COUNTY SURVEYORS FILE DATE
DO NOT REMOVE FROM OFFICE

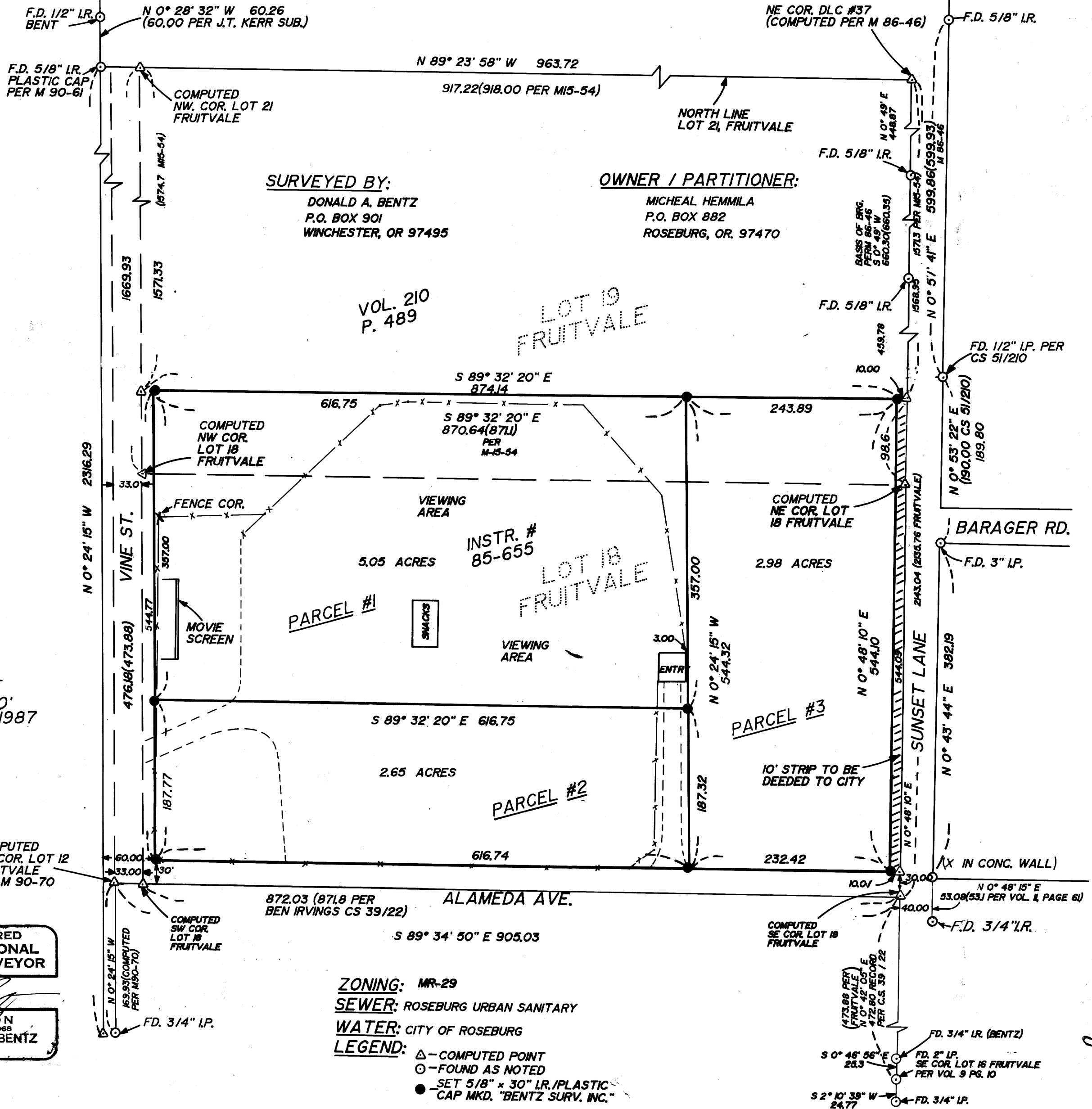
MAP FILE M104-59A

A MINOR LAND PARTITION FOR MICHAEL HEMMILA
IN THE SW 1/4 OF SECTION 7, T27S, R5W, W.M.
DOUGLAS COUNTY, OREGON, ALSO IN THE S.C.
BRADEN DLC. #37

FILED

SEP 15 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.



SURVEYED BY:
DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR 97495

OWNER / PARTITIONER:
MICHAEL HEMMILA
P.O. BOX 882
ROSEBURG, OR. 97470

VOL. 210
P. 489

LOT 19
FRUITVALE

INSTR. #
85-655

LOT 18
FRUITVALE

PARCEL #1

PARCEL #3

PARCEL #2

SCALE
1" = 100'
AUGUST 1987

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

ZONING: MR-29
SEWER: ROSEBURG URBAN SANITARY
WATER: CITY OF ROSEBURG
LEGEND:
△ - COMPUTED POINT
○ - FOUND AS NOTED
● - SET 5/8" x 30" I.R. PLASTIC
CAP MKD. "BENTZ SURV. INC."

MAP FILE M104-59A

32-10-19-18A

SEP 15 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LEGAL DESCRIPTION

PARCEL #1

Beginning at a 5/8" iron rod with cap on the South Line of that parcel described in Volume 210, Page 489, Douglas County Deed Records, said point bears North 0° 42' 27" East 502.80 feet, North 89° 34' 50" West 10.01 feet, North 0° 48' 10" East 544.10 feet and North 89° 32' 20" West 243.89 feet from a 2" iron rod at the Southeast Corner of Lot 16, Fruitvale in Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 32' 20" West 616.75 feet along said South Line to a 5/8" iron rod with cap on the easterly right-of-way of Vine Street; thence South 0° 24' 15" East 357.00 feet to a 5/8" iron rod with cap; thence leaving said right-of-way South 89° 32' 20" East 616.75 feet to a 5/8" iron rod with cap; thence North 0° 24' 15" West 357.00 feet to the point of beginning.

PARCEL #2

Beginning at a 5/8" iron rod with cap on the northerly right-of-way of Alameda Avenue, said point bears North 0° 42' 27" East 502.80 feet and North 89° 34' 50" West 242.43 feet from a 2" iron pipe at the Southeast Corner of Lot 16, Fruitvale in Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 0° 24' 15" West 187.32 feet to a 5/8" iron rod with cap; thence North 89° 32' 20" West 616.75 feet to a 5/8" iron rod with cap on the easterly line of Vine Street; thence South 0° 24' 15" East 187.77 feet along said easterly line to a 5/8" iron rod with cap at the intersection of the North Line of Alameda Avenue; thence South 89° 34' 50" East 616.74 feet along said North Line to the point of beginning.

PARCEL #3

Beginning at a 5/8" iron rod with cap on the northerly right-of-way of Alameda Avenue, said point bears North 0° 42' 27" East 502.80 feet and North 89° 34' 50" West 10.01 feet from a 2" iron pipe at the Southeast Corner of Lot 16, Fruitvale in Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 0° 48' 10" East 544.10 feet to a 5/8" iron rod with cap on the South Line of that parcel described in Volume 210, Page 489; thence North 89° 32' 20" West 243.89 feet along said South Line to a 5/8" iron rod; thence leaving said South Line South 0° 24' 15" East 544.32 feet to a 5/8" iron rod with cap on the North Line of Alameda Avenue; thence South 89° 34' 50" East 232.42 feet to the point of beginning.

NARRATIVE:

PURPOSE: To partition that property described in Instrument #85-655. The position of the Northeast Corner of S.C. Braden's DLC #37 was computed per Rod Kimberling's Survey (M 86-46). This DLC Corner and a 5/8" iron rod on the West Line of Vine Street were used to position the North Line of the original Fruitvale plat. The Southeast Corner of Lot 18, Fruitvale was re-established using record distance (per CS 39/22) from the Southeast Corner of Lot 16 and 40 feet from the found monuments on the East Side of Sunset Lane. The Northeast Corner of Lot 12, Fruitvale was positioned to be consistent with out previous survey (see M 90-70); thence the South Line of Lot 18 Fruitvale was established between said Northeast Corner of Lot 12 and said Southeast Corner of Lot 18. Proportioning of this South Line was considered, but rejected to maintain consistency with long established previous survey work.

The North Line of Lot 18 was located by proportion due to lack of monuments, surveys on any more desirable method, and 98.60 feet was taken from the South Side of Lot 19 as is written in Instrument #85-655 and Volume 210, Page 489, Deed Records.

NOTE: Parcels subject to all easements of record.

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 SEP 15 PM 2:58

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

BY Carol Engel
DEPUTY
FEE 100.00

87-13319

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

Charles A. Rodabaugh
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ROSEBURG

9/14/87
DATE

Chris S. Bergquist
ENGINEERING ASSOCIATE, CITY OF ROSEBURG

9/14/87
DATE

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

9-15-87
DATE

36-10-12-18B