

MINOR LAND PARTITION IN THE NORTH 1/2
OF SECTION 11, T.28S., R.6. W. W. M.

OWNER/PARTITIONER:
UMPQUA DEVELOPMENT CORPORATION
410 SPRUCE ST.
ROSEBURG, OREGON

SURVEYED BY:
BRUCE ROGERS
200 N.E. PATTERSON ST.
ROSEBURG, OREGON

ZONING: M2
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK WAT. DIST.

1"=100' MAY, 1988

APPROVALS:

Francis L. Ingram 5-24-88
County Surveyor

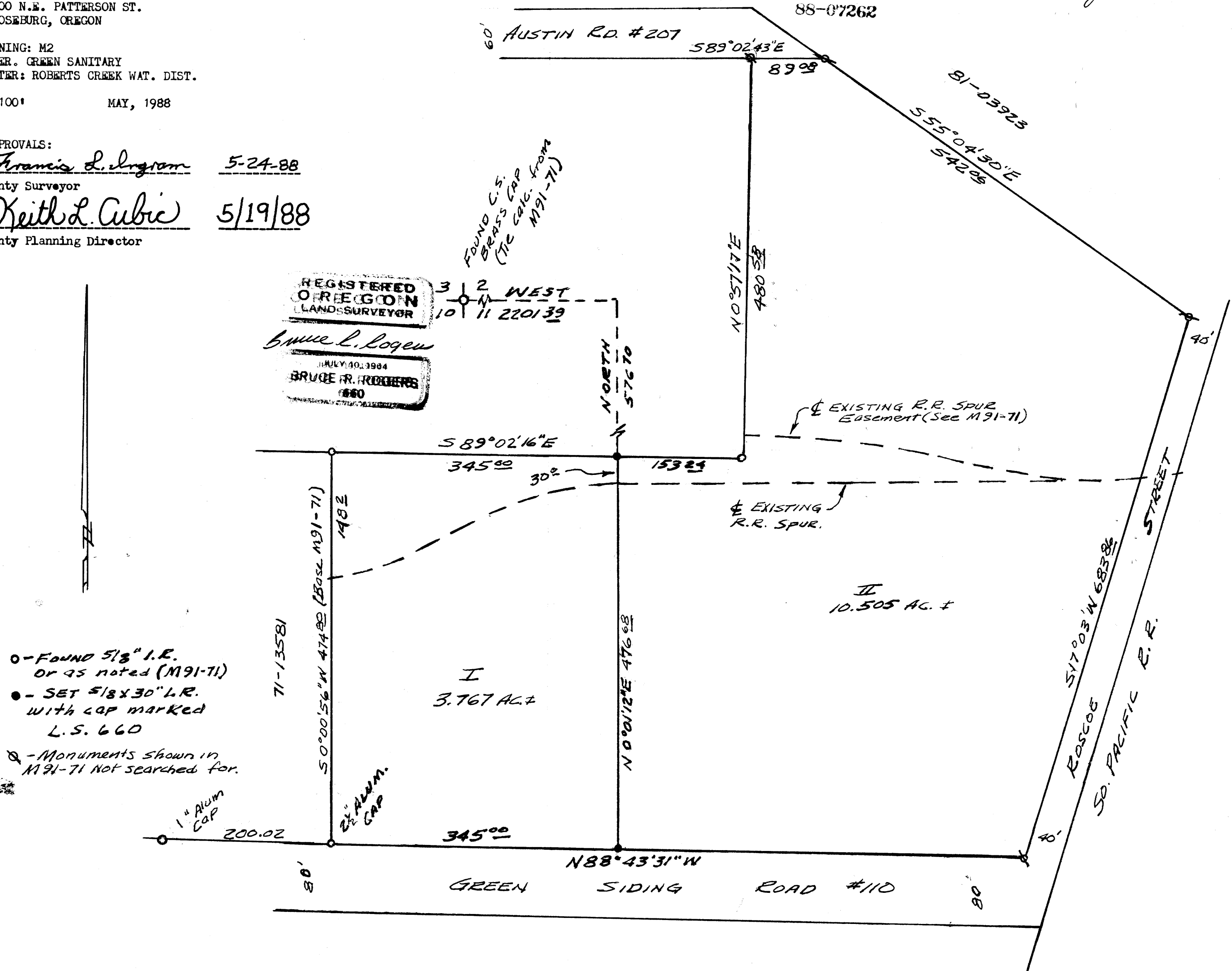
Keith L. Cubic 5/19/88
County Planning Director

FILED

VR
MAY 24 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M.106-13A



- - Found 5/8" I.R. or 95 noted (M 91-71)
- - SET 5/8 x 30" L.R. with cap marked L.S. 660
- ⊕ - Monuments shown in M 91-71 Not searched for.

REGISTERED
OREGON
LAND SURVEYOR
Bruce L. Rogers
JULY 10, 1984
BRUCE R. ROGERS
660

MAP FILE M.106-13A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk. 10- Pg 67B

UMPQUA DEVELOPMENT CORP. MINOR LAND PARTITION
IN THE NORTH 1/2 OF SECTION 11, T.28 S., R.6W.,W.M.
SHEET 2 OF 2

PARCEL ONE

Beginning at a 5/8" iron rod set in the south line of parcel number two of a Minor Land Partition recorded in county surveyors file M91-71 (A&B), from which rod the northwest corner of section 11, T.28 S., R.6 W.,W.M. North 376.70 feet and West 2201.39 feet; thence, along said south line; N 89° 02' 16" W. 345 feet to a 5/8 " iron rod set at the most easterly northeast corner of that parcel of land described in Recorder's number 71-13581, Douglas County records; thence, along the east line of said parcel, S.0° 00' 56" W. 474.80 feet to a 2 1/2" aluminum cap set in the north line of Green Siding Road; thence along said north line, S. 88° 43' 31" E. 345.0 feet to a 5/8" iron rod; thence N. 0° 01' 12" E. 476.68 feet to the point of beginning.

The above described parcel is located in section 11, T. 28 S., R. 6 W.,W.M. and contains 3.767 acres (more or less).

Subject to a 30.0 ft. wide railroad spur easement described as follows:

A strip of land, 15.0 feet on each of the centerline of an existing railroad track, running in a northeasterly direction, from a point on the west line of the parcel, S. 0° 00' 56" W. 148.2 feet from the northwest corner of the parcel to a point on the east line of the parcel from which the northeast corner of said parcel bears N. 0° 01' 12" E. 30.0 feet.

PARCEL TWO

All that land described as parcel one of a Minor Land Partition recorded in county surveyors file M91-71, excepting therefrom the parcel described above.

Subject to an existing railroad spur easement described in county surveyor's file M91-71.

Also subject to a 30.0 ft. wide railroad spur easement described as follows:

Beginning at the intersection of the centerline of an existing railroad track and the west line of this parcel, from which point the N. W. corner of Sec., 11, T.28S., R.6 W.,W.M. bears N.0° 01' 12" E. 30.0 ft., North 576.70 ft. and West 2201.39 ft.; thence northeasterly, along said centerline to the Southern Pacific railroad.

NARRATIVE

The found monuments shown on the map are from M91-71 and M103-66. We tied the tracks and set the new corners with transit and chain.

FILED

MAY 24 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M106 - 13B

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

1988 MAY 24 AM 10:03

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

Gay Fields
DEPUTY

88-07262

FEE

P.P.

MAP FILE M106 - 13B

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1984
BRUCE R. ROGERS
660