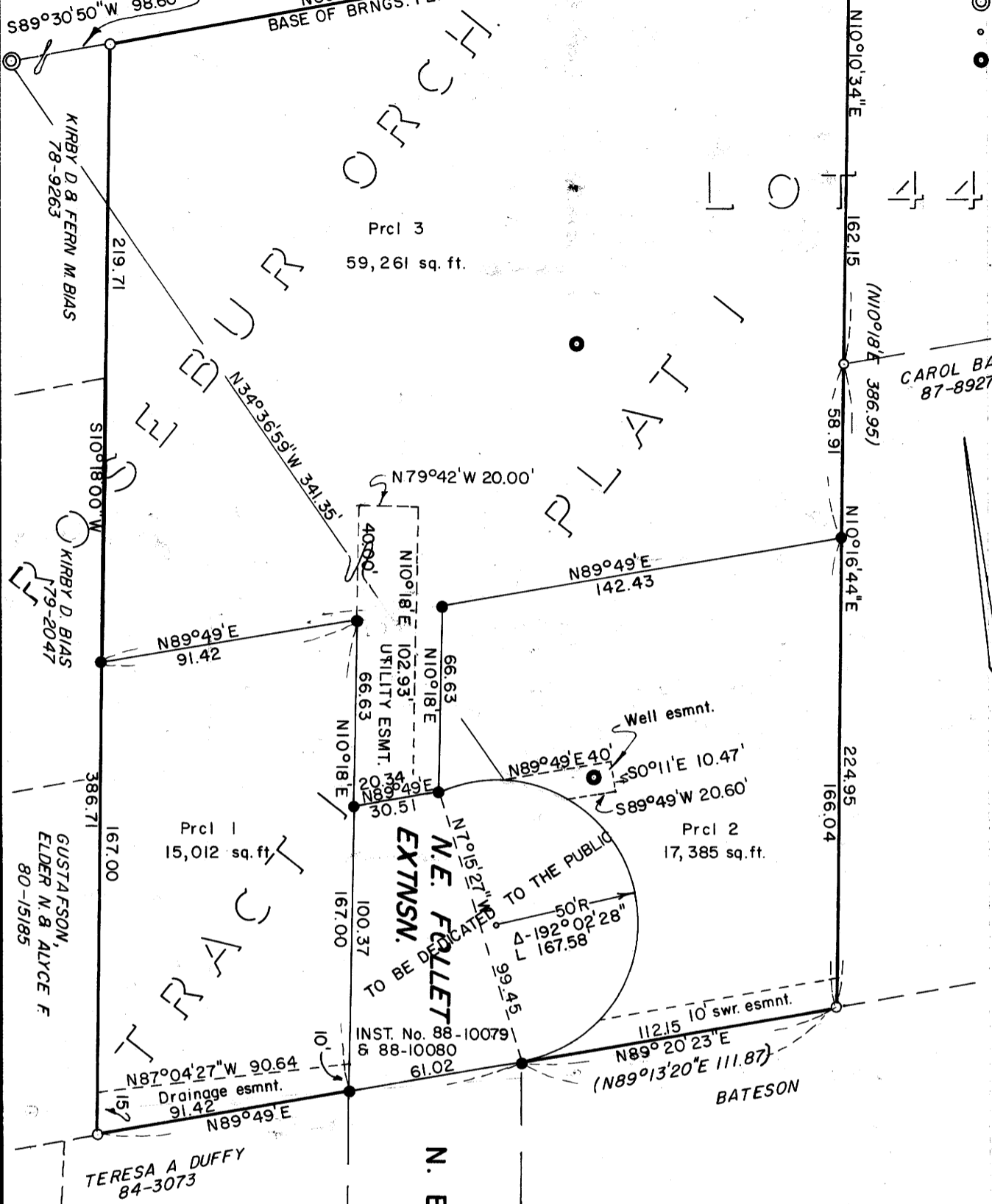


MAJOR LAND PARTITIONING
PART OF LOT 44
ROSEBURG ORCHARDS CO., TR. 1 PL. 1
IN THE SW 1/4 S6 T27S R5W W.M.
FEB 10, 1988 SCALE 1"=50'

VIRGIL & JUANITA ESSARY
73-11356



- Set 5/8"x30" I.R w/plstc. cap mkd. LS660
- Fd. 5/8" I.R.
- ◎ Fd. 1 1/2" I.P. NW Cor. lot 44
- Radius point, not set
- Well, 6" steel casing w/cap

REGISTERED
OREGON
LAND SURVEYOR
Bruce R. Rogers
JULY 10 1964
BRUCE R. ROGERS
660

OWNER-PARTITIONER
LEE CAMPBELL
1139 JAY ST., SPRINGFIELD, OR. 97477 FILED
CAROL BATESON
2040 HAPPY VALLEY ROAD, RSBG. OR. AUG 15 1988

SURVEYOR
BRUCE R. ROGERS
1420 NW GROVE LANE, ROSEBURG,
OR. 97470

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

ZONING-RS
WATER-WELL
SEWER-RUSA

1988 AUG 16 AM 10:40

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engle*
DEPUTY

PARCEL #1 88-12042

A parcel of land lying in Sec 6T27S R5W W.M. & being a portion of Lot 44, Roseburg Orchards Company, Tract 1 Plat 1, & more fully described as follows: Beginning at the N.W. corner of said Lot 44; thence N89°30'50"E 98.60 feet to a point; thence S10°18'00"W along the East line of those properties described in Recorders Nos. 78-9263, 79-2047 & 80-15185 Records of Douglas County, Oregon 219.71 feet to a 5/8" iron rod & the true point of beginning; thence continuing S10°18'00"W 167.00 feet to a point; thence N89°49'E 91.42 feet to a point in the West R/W line of N.E. Follett St.; thence N10°18'E along the West line of the N.E. Follett St. extension 100.37 feet to the end of said extension; thence continuing N10°18'E 66.63 feet to a point; thence S89°49'W 91.42 feet to the true point of beginning and containing 15,012 square feet, more or less, 0.3446 acres more or less.

Subject to a drainage easement described as follows: Beginning at a point from which the NW corner of said Lot 44 bears N10°18'00"E 386.71 feet & S89°30'50"W 98.60 feet; thence N89°49'E 91.42 feet; thence N10°18'E 10.00 feet; thence N87°04'27"W 90.64 feet; thence S10°18'00"W 15.00 feet to the point of beginning.

PARCEL #2

A parcel of land lying in Sec 6T27S R5W W.M. & being a portion of Lot 44, Roseburg Orchards Company, Tract 1 Plat 1, & more fully described as follows: Beginning at a point from which the N.W. corner of said Lot 44 bears N10°16'44"E 58.91 feet, N10°10'34"E 162.15 feet & S89°30'50"W 362.84 feet; thence S89°49'W 142.43 feet to a point; thence S10°18'W 66.63 feet to a point in the Northerly R/W line of N.E. Follett St. extension; thence along said R/W line along the arc of a 50 foot radius curve to the right, (the long chord of which bears S7°15'27"E 99.45) 167.59 feet to a point; thence leaving said R/W line N89°20'23"E 112.15 feet to a point; thence N10°16'44"E 166.04 feet to the point of beginning & containing 17,385 square feet, more or less, 0.3991 acres, more or less.

Subject to a 10' sewer line easement; the Southerly line of which is described as follows: Beginning at a point in the Easterly R/W line at N.E. Follett St. from which point the N.W. corner of said Lot 44 bears S89°49'W 152.44 feet, N10°18'00"E 386.71 feet & S89°30'50"W 98.60 feet; thence N89°20'23"E 112.15 feet to a point & there terminating.

Also subject to an easement for the use and maintenance of a well and water lines for the benefit of Parcels #1 & #3 of this MLP described as follows: Beginning at a point in the R/W line of N.E. Follett St. extension from which the N.W. corner of said Lot 44 bears N34°36'59"W 341.35 feet; thence N89°49'E 40.00 feet; thence S0°11'E 10.47 feet; thence S89°49'W 20.60 feet to a point in the Northerly line of said N.E. Follett St. Extension; thence Northwesterly along said Northerly line to the point of beginning.

PARCEL #3

A parcel of land lying in Sec 6T27S R5W W.M. & being a portion of Lot 44, Roseburg Orchards Company, Tract 1, Plat 1, & more fully described as follows: To the true point of beginning; thence N89°30'50"E 264.24 feet to a point; thence S10°10'34"W 162.15 feet to a point; thence S10°16'44"W 58.91 feet to a point; thence S89°49'W 142.43 feet to a point; thence S10°18'W 66.63 feet to a point in the Northerly boundary of the N.E. Follett St. extension; thence S89°49'W along said Northerly line 30.51 feet to a point; thence N10°18'E 66.63 feet to a point; thence S89°49'W 91.42 feet to a point; thence N10°18'00"E 219.71 feet to the true point of beginning & containing 59,261 square feet more or less; 1.3604 acres more or less.

Subject to a utility easement 20 feet in width & described as follows: Beginning at a point from which the N.W. corner of said Lot 44 bears S89°49'W 91.42 feet, N10°18'00"E 219.71 feet & S89°30'50"W 98.60 feet; thence S10°18'W 66.63 feet; thence N89°49'E 20.34 feet; thence N10°18'E 102.93 feet; thence N79°42'W 20.00 feet; thence S10°18'W 40.00 feet to the point of beginning.
* Beginning at the NW corner of said Lot 44; thence N89°30'50"E 98.60 feet

NARRATIVE: The boundary traverse was run by Bruce & Luke Rogers with a 30" transit & 300 foot steel tape. Corners were found as indicated with differences as indicated. Found corners per M62-80, M59-76 & M69-6 Douglas County Surveyor's Office Records.

The interior monuments were set from computed ties & were also established with the 30" transit & 300 foot steel tape.

APPROVALS
Keith L. Cubic 7/19/88
DOUGLAS CO. PLANNING DIRECTOR DATE
Janet L. M... DEPUTY 8-15-88
DOUGLAS COUNTY SURVEYOR DATE

ROAD PARCEL: The following parcel is to be dedicated for road purposes under separate Deed: Beginning at a point in the Westerly R/W line of N.E. Follett St. from which the N.W. corner of Lot 44, Roseburg Orchards Company Tract 1 Plat 1 bears S89°49'W 91.42 feet, N10°18'00"E 386.71 feet & S89°30'50"W 98.60 feet; thence N10°18'E 100.37 feet; thence N89°49'E 30.51 feet; thence along the arc of a 50 foot radius curve Rt, (the long chord of which bears S7°15'27"E 99.45 feet) 167.59 feet to a point in the Easterly R/W of said Follett St.; thence S89°49'W 61.02 feet to the point of beginning.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M12042-57

MAP FILE M12042-57