

MINOR LAND PARTITION

IN THE E. 1/2 OF SECTION 2, T 28 S, R 6 W, W.M.
SEPTEMBER, 1988 SCALE: 1"=100'

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

1988 OCT 17 AM 10:10

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

BY Carol Engel
DEPUTY
98-15265 FEE PP

OWNER & PARTITIONER: Clifford Bryden
1058 S.E. Kane
Roseburg, Oregon 97470
Ph: (503) 672-1110

MAP PREPARED BY: AA Surveying Service, Inc.
2566 N.E. Stephens St
Roseburg, OR 97470
Ph: (503) 672-2096

No. OF LOTS: 3

SEWER: Green Sanitary District
WATER: Roberts Creek Water Dist.
ZONE: M-2

NARRATIVE:

This Minor Land Partition was accomplished by traversing and tying the found monuments as shown on this map, with a Lietz Set 4 Total Station

PARCEL 1:

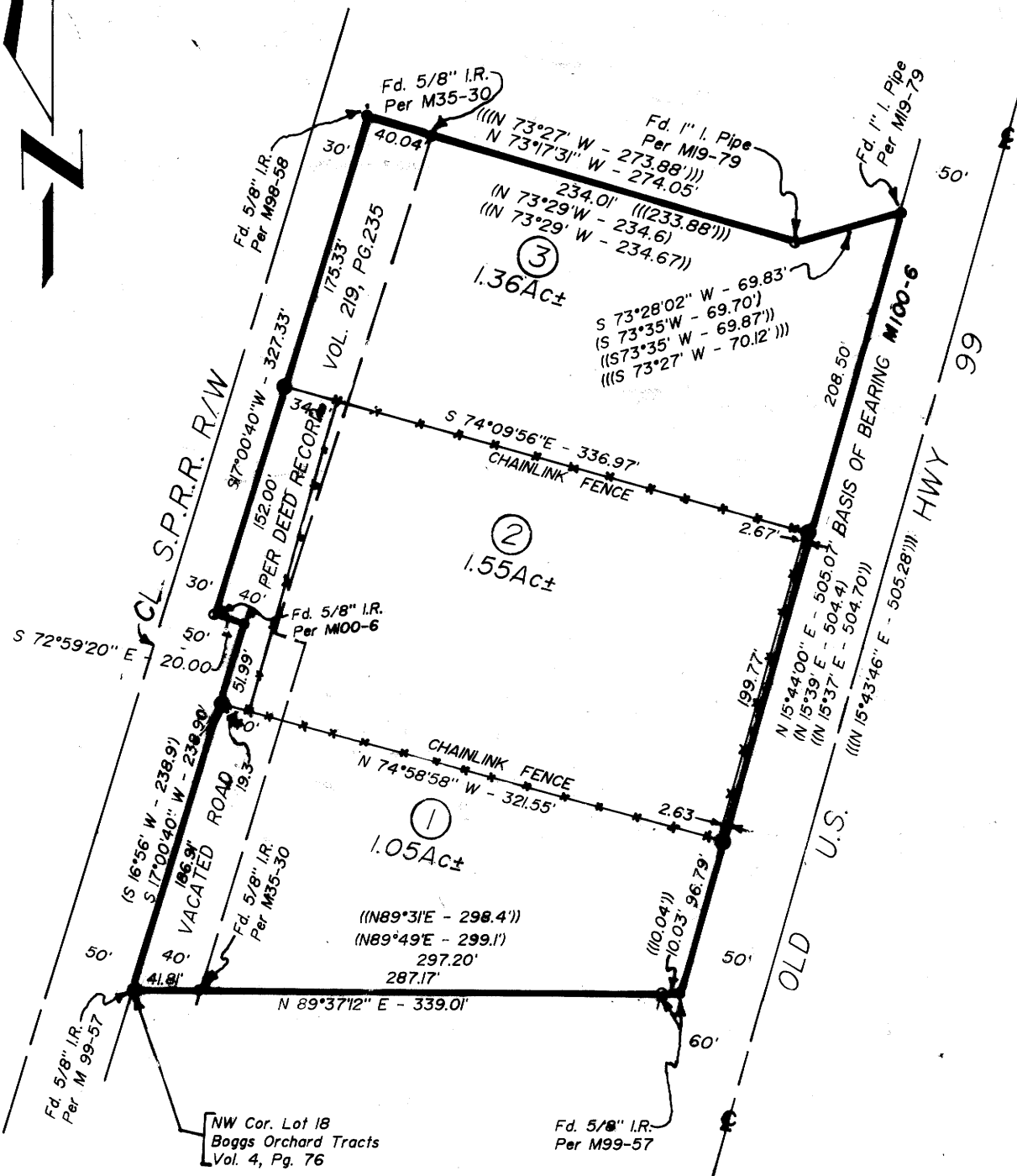
Beginning at the N.W. cor. of Lot 18, Boggs Orchard Tracts Vol. 4, pg. 76, said cor. being a 5/8" iron rod located on the Easterly right-of-way line of Southern Pacific Railroad; Thence along said right-of-way line N 17°00'40" E - 186.91' to a 5/8"X30" iron rod; Thence leaving said right-of-way line S 74°58'58" E - 321.55' to a 5/8"X30" iron rod located on the Westerly right-of-way line of Highway 99; Thence along said right-of-way line S 15°44' W - 96.79' to a 5/8" iron rod; Thence leaving said right-of-way line S 89°37'12" W - 339.01' to the point of beginning, an containing 1.05 Acres more or less, being situated in the E 1/2 of Sec. 2, T 28 S, R 6 W, WM, Douglas County, Oregon.

PARCEL 2:

Beginning at a 5/8"X30" iron rod located on the Easterly right-of-way line of Southern Pacific Railroad, from which the N.W. cor., Lot 18, Boggs Orchard Tracts, Vol. 4, pg. 76 bears S 17°00'40" W - 186.91'; Thence along said right-of-way line the following courses, N 17°00'40" E - 51.99' to a 5/8" iron rod, N 72°59'20" W - 20.00' to a 5/8" iron rod, N 17°00'40" E - 152.00' to a 5/8"X30" iron rod; Thence leaving said right-of-way line S 74°09'56" E - 336.97' to a 5/8"X30" iron rod located on the Westerly right-of-way line of highway 99; Thence along said right-of-way line S 15°44' W - 199.77' to a 5/8"X30" iron rod; Thence leaving said right-of-way line N 74°58'58" W - 321.55' to the point of beginning, and containing 1.55 Acres more or less, being situated in the E 1/2, Sec. 2, T 28 S, R 6 W, WM, Douglas County, Oregon.

PARCEL 3:

Beginning at a 5/8"X30" iron rod located on the Westerly right-of way line of Highway 99, from which the N.W. cor. Lot 18, Boggs Orchard Tracts bears S 15°44' W - 296.56' and S 89°37'12" W - 339.01'; Thence along said right-of-way line N 15°44' E - 208.50' to a 1" iron pipe; Thence leaving said right-of-way line S 73°28'02" W - 69.83' to a 1" iron pipe, N 73°17'31" W - 274.05' to a 5/8" iron rod located on the Easterly right-of-way line of Southern Pacific Railroad; Thence along said right-of-way line S 17°00'40" W - 175.33' to a 5/8"X30" iron rod; Thence leaving said right-of-way line S 74°09'56" E - 336.97' to the point of beginning, and containing 1.36 Acres more or less, being situated in the E 1/2, Sec. 2, T 28 S, R 6 W, WM, Douglas County, Oregon.



LEGEND

- Found mon. as noted
- Set 5/8"X30" I.R. W/Plastic cap marked: AA SURVEYING INC.
- () Record per M19-79
- (()) Record per M35-30
- ((()) Record per M98-58

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

Keith L. Cubic
Douglas County Planning Director

10/10/88
date

James F. Mowbray DEPUTY
Douglas County Surveyor

10-14-88
date

MAP FILE M 106-73

MAP FILE M 106-73

88 10 19 87