

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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

1988 NOV -8 PM 2:32

A MAJOR LAND PARTITION IN THE S.E. 1/4 OF SECTION 3, T28S, R6W, W.M.

Owner & Partitioner:

Victor L. Snider
3787 SW Amber Lane
Roseburg, Oregon 97470

Ph. 679-8432

Oct., 1988

- Found 5/8" iron rod unless noted otherwise.
- Set 5/8" x 30" iron rod with cap mkd. "R.E. Ware - L.S. 1005"

Narrative:

Survey to partition that property described in Instrument No. 77-20469. S.E. Corner of Lot 41, Plat "H", R.H.O.T. established by extending the line from fd. monuments per M19-12 and intersecting the south line of Lots 40 & 41 per Plat, located by the fd. monuments as shown. Surveys per record are M19-12, M75-28, M63-69, and M84-37.

Field crew: Romey Ware and Mike Radcliffe.
Equipment: Wild T-16 Theo. w/ Nikkon ND160 E.D.M.
Office computations and drafting: Romey Ware

Zone: RS
Water: Roberts Crk. Water District
Sewer: Green Sanitary District

Benchmark: "D.M.B." (Brass Cap - see M84-37) Elev. 483.71' bears South 627 ft. and East 227 ft. from S.E. Cor. of Lot 41.

Surveyor:

Romey Ware
2771 Garden Valley Rd.
Roseburg, Oregon 97470

Ph. 672-5323

Scale: 1" = 50'

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

DESCRIPTORS:

Parcel 1:

98-16411

FILED

NOV 8 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A parcel of land lying in Lot 41 of Plat "H", ROSEBURG HOME ORCHARD TRACTS as recorded in Volume 3, Page 21 in the Plat Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the south line of the above said Lot 41 from which point the Southeast Corner of said Lot 41 bears S89°30'34"E 102.40 feet; thence along said south line N89°30'34"W 102.39 feet to a 5/8" iron rod at the southwest corner of that property described in Instrument No. 77-20469 in the Deed Records of Douglas County, Oregon; thence along the west line of said property described in Instrument No. 77-20469 N0°15'38"E 368.13 feet to a 5/8" iron rod at the northwest corner thereof; thence along the north line of said property described in Instrument No. 77-20469 S89°28'20"E 205.24 feet to a 5/8" iron rod at the northeast corner thereof; thence along the east line of said property described in Instrument No. 77-20469 S0°19'57"W 188.84 feet to a 5/8" iron rod; thence leaving said east line N89°30'34"W 102.40 feet to a 5/8" iron rod; thence S0°19'57"W 179.16 feet to the point of beginning and containing 1.31 acres of land, more or less, all lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian.

Included with the above described parcel is a 25 foot wide easement the perimeter of which is more particularly described as follows:

Beginning at the Southeast Corner of the above said Lot 41; thence N89°30'34"W 102.40 feet to a 5/8" iron rod; thence N0°19'57"E 25.00 feet; thence S89°30'34"E 364.34 feet to a 5/8" iron rod; thence S0°29'26"W 25.00 feet to a 5/8" iron rod at the centerline of the north line of Stella Street; thence N89°30'34"W 261.88 feet to the point of beginning.

The above described parcel is subject to easements of record and the sewer easement as shown.

Parcel 2:

A parcel of land lying in Lot 41 of Plat "H", ROSEBURG HOME ORCHARD TRACTS as recorded in Volume 3, Page 21 in the Plat Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast Corner of the above said Lot 41; thence along the south line of said Lot 41 N89°30'34"W 102.40 feet to a 5/8" iron rod; thence leaving said south line N0°19'57"E 179.16 feet to a 5/8" iron rod; thence S89°30'34"E 102.40 feet to a 5/8" iron rod in the east line of that property described in Instrument No. 77-20469 as recorded in the Deed Records of Douglas County, Oregon; thence along said east line S0°19'57"W 179.16 feet to the point of beginning and containing 0.42 acres of land, more or less, all lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian.

Included with the above described parcel is a 25 foot wide easement the perimeter of which is more particularly described as follows:

Beginning at the Southeast Corner of the above said Lot 41; thence along the east line of said Lot 41 N0°19'57"E 25.00 feet to a 5/8" iron rod; thence leaving said east line S89°30'34"E 261.94 feet to a 5/8" iron rod; thence S0°29'26"W 25.00 feet to a 5/8" iron rod at the centerline of the north line of Stella Street; thence N89°30'34"W 261.88 feet to the point of beginning.

Also included with the above described parcel is a 15 foot wide sewer easement across the above described Parcel 1, shown hereon.

The above described parcel is subject to easements of record and the 25 foot wide access easement included with Parcel 1.

Access to Parcel 2 shall be from Stella Street and the access easement only, no other access is recognized for building development on Parcel 2.

APPROVALS:

Keith L. Cubic
Douglas Co. Planning Dept.

11/4/88
Date

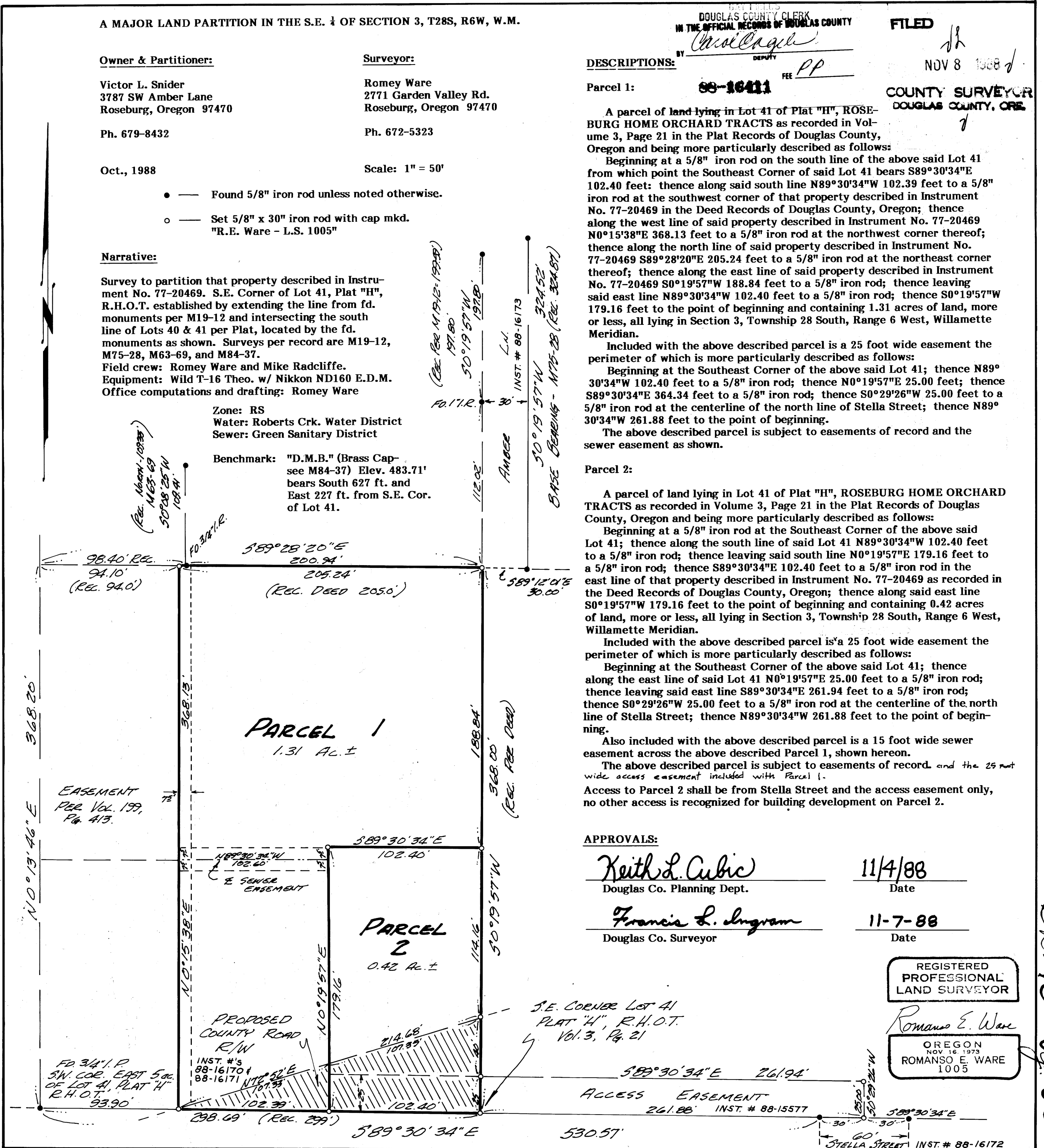
Francis L. Ingram
Douglas Co. Surveyor

11-7-88
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV 16, 1973
ROMANSO E. WARE
1005



Pl. 10-88-88