

MINOR LAND PARTITION  
IN THE S.E. 1/4 OF SEC. 3, T. 28 S. R. 6 W.W.M.  
DOUGLAS COUNTY, OREGON

PARTITIONER AND LEGAL OWNER:  
BURDETTE HOMES INC.  
325 S.E. TERRACE DR.  
ROSEBURG, OREGON

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

WATER- ROBERTS CREEK WATER DISTRICT

SEWER- GREEN SANITARY DISTRICT  
DEC., 1988 Zoned R-1

APPROVALS  
Keith L. Cubic 1/23/89  
planning

James J. Mann DEPUTY 1-27-88  
County Surveyor

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Ok 10-09-110A  
FILED

JAN 27 1989

PARCEL ONE

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Beginning at the southeast corner of Lot One, Block One, First Addition To Santa Maria Estates, a subdivision filed in Vol. 16, page 72, Douglas County Surveyor's Plat Files; thence west, along the south line of said Lot One, 105.00 feet to a 5/8" iron rod; thence S. 0° 01' 17" W. 80.00 feet to a 5/8" iron rod; thence east 105.00 feet to a 5/8" iron rod; thence N. 0° 01' 17" E. 80.00 feet to the point of beginning.

The above described parcel is located in Section 3, T.28 S., R. 6 W.W.M. and contains 0.1928 acres, more or less.

Subject to a 10.00 ft. wide utility easement lying adjacent and parallel to the west line.

PARCEL TWO

Beginning at a 5/8" iron rod set S. 0° 01' 17" W. 80.00 feet from the southeast corner of Lot One, Block One, First Addition To Santa Maria Estates, a subdivision filed in Vol. 16 page 72, Douglas County Surveyor's Plat Records; thence west 105.00 feet to a 5/8" iron rod; thence S. 0° 01' 17" W. 54.15 feet to a 5/8" iron rod set in the northerly line of Happy Valley County Road; thence, along said northerly line, S. 40° 10' 27" E. 35.03 feet and S. 83° 55' 30" E. 82.85 feet; thence N. 0° 01' 17" E. 89.68 feet to the point of beginning.

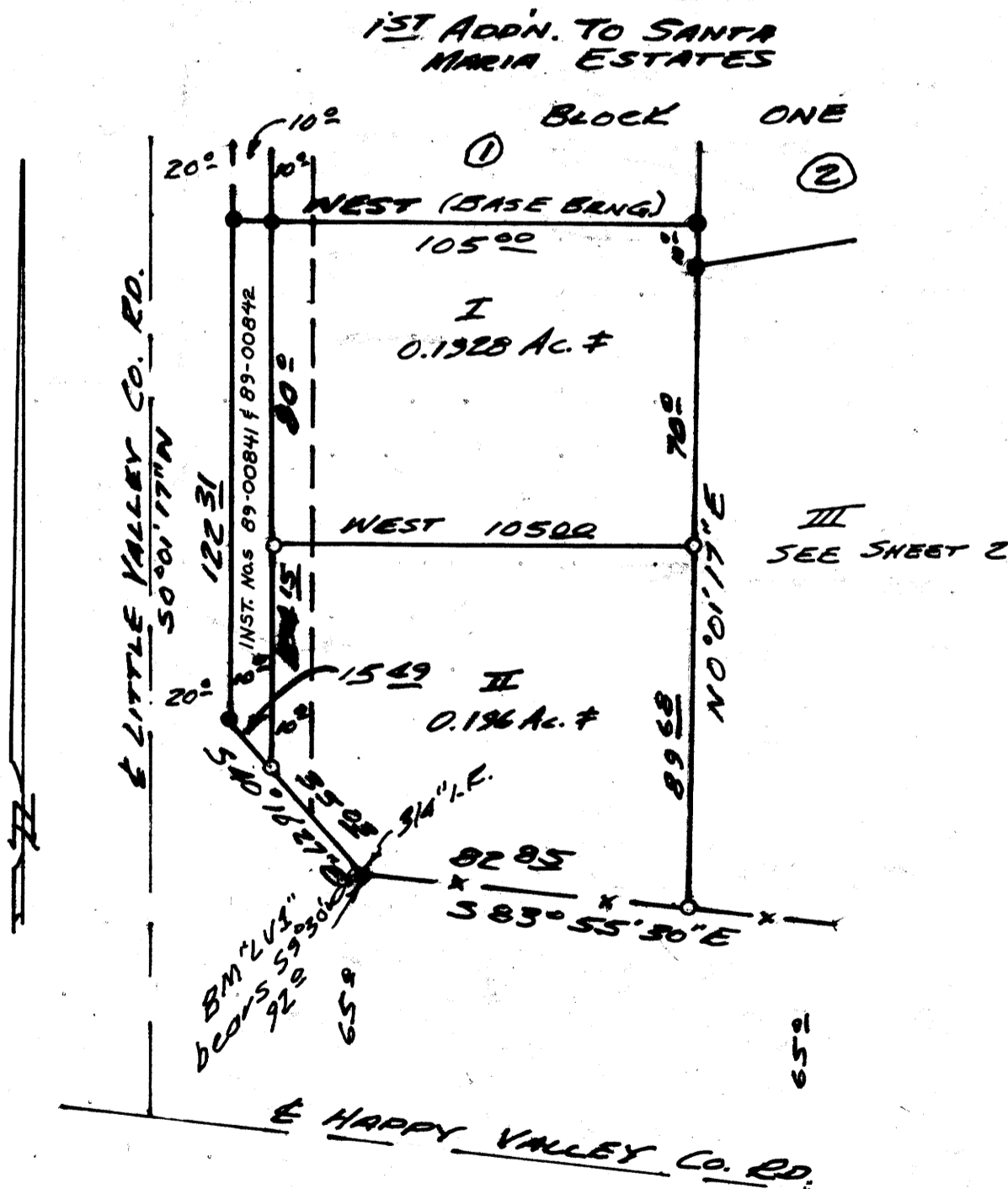
The above described parcel is located in Section 3., T. 28 S., R. 6 W.W.M. and contains 0.196 acres, more or less.

Subject to a 10.00 ft. wide utility easement lying adjacent to the west line.

PARCEL TO BE DEDICATED TO THE PUBLIC

Beginning at the southwest corner of Lot One, Block One, First Addition To Santa Maria Estates; thence west 10.00 ft. to a point on the east line of Little Valley County Road; thence, along said east line, S. 0° 01' 17" W. 122.31 feet to a 5/8" iron rod set in the northerly line of Happy Valley County Road; thence, along said northerly line, S. 40° 10' 27" E. 15.49 feet to a 5/8" iron rod; thence N. 0° 01' 17" E. 134.15 feet to the point of beginning.

Flood Plane B.M. "LV 1" is a P.K. and in conc. headwall across Happy Valley Rd. from Parcel II. E.L. 477.36.



- FOUND 5/8" Iron Rod (or as noted)
- SET 5/8" x 30" Iron Rod with CAP MARKED L.S. 660  
1" = 30' 40"

REGISTERED  
OF PUBLIC  
LAND SURVEYOR  
Bruce L. Rogers  
JULY 10 1984  
BRUCE L. ROGERS  
660

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

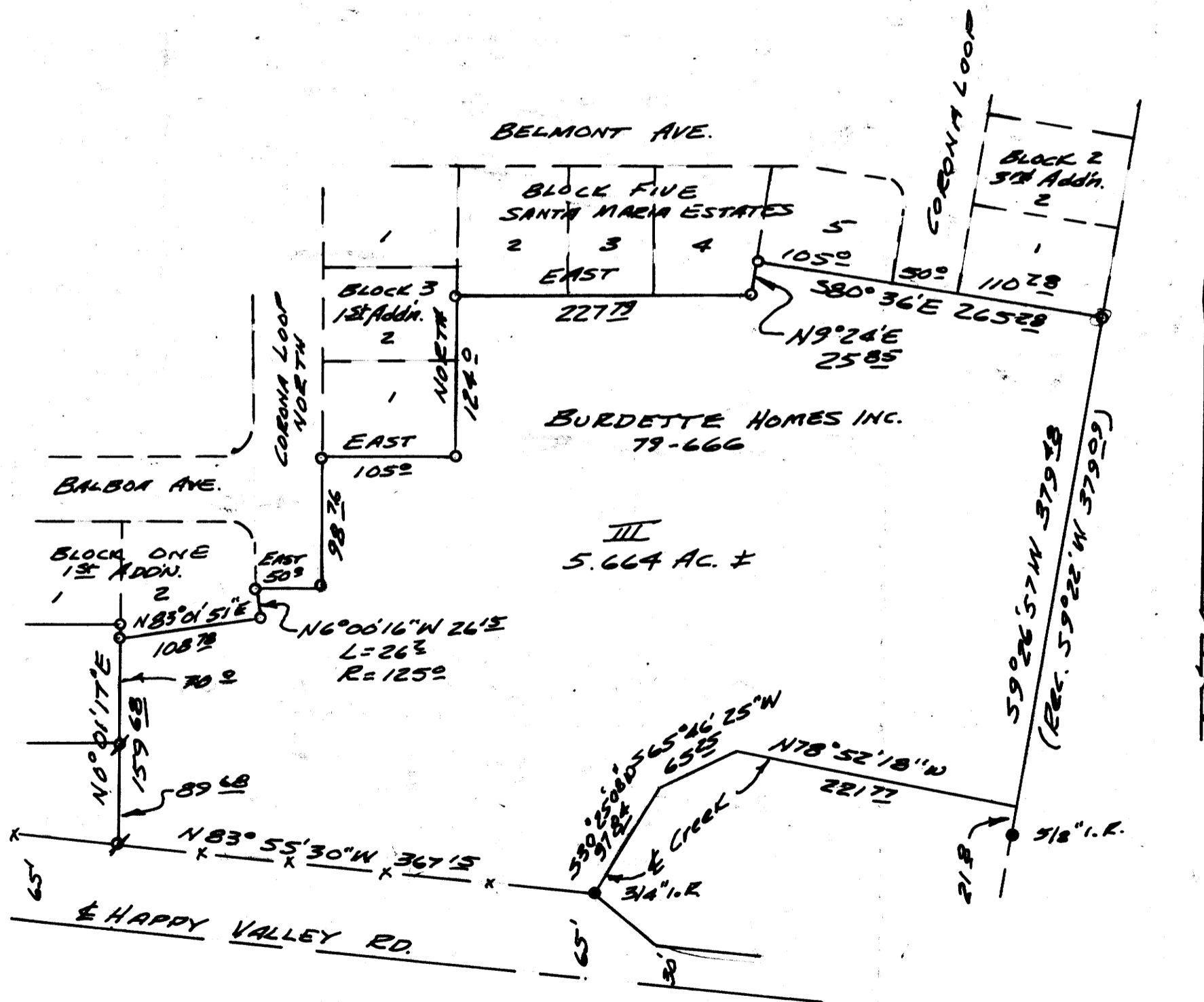
BURDETTE HOMES INC. MINOR LAND PARTITION  
SHEET TWO OF TWO

**NARRATIVE**

Sheet one represents the partition as originally proposed by the owner and approved by that group of experts at the Douglas County Planning Department.

When we submitted the final map it was rejected on the grounds that we needed a third parcel. at first I thought that this third parcel was an afterthought or a proposal by that department's famous "Planning By Whim Division"; but I was reliably informed by a reliable informant (for informing reliably is what reliable informants are for) that it was, indeed, the product of a new expert of said department. His title is said to be "Chief Assistant In Charge Of Planning In Retrospect".

All work done with transit and chain.



36. 10-09. 110 B  
FILED  
JAN 27 1989  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL THREE

Beginning at the southwest corner of Lot 2, Block 1, First Addition To Santa Maria Estates; thence, along the southerly line of said Lot 2, N. 83° 01' 51" E. 108.78 feet; thence, along the easterly line of said Lot 2, on the arc of a 125.00 ft. radius curve to the right (the chord of which bears N. 6° 00' 16" W. 26.15 feet) 26.2 feet to the southwest corner of Corona Loop Road; thence, East, along the South line of said road, 50.00 feet; thence, North, along the east line of said road, 98.76 feet to the southwest corner of Lot 1, Block 3, First Addition To Santa Maria Estates; thence, East, along the south line of said Lot 1, 105.00 feet to the southeast corner of said Lot 1; thence, North, along the east line of Block 3, First Addition To Santa Maria Estates, 124.00 feet to the south line of Santa Maria Estates; thence, along said south line, East 227.79 feet to the southeast corner of Lot 4, Block 5, Santa Maria Estates; thence N. 9° 24' E., along the easterly line of said Lot 4, 25.85 feet to the southwest corner of Lot 5, Block 5, Santa Maria Estates; thence, S. 80° 36' E., along the southerly line of said Lot 5, the southerly line of Corona Loop Road and the southerly line of Lot 1, Block 2, Third Addition To Santa Maria Estates, 265.28 feet to the southeast corner of Third Addition To Santa Maria Estates; thence, along the easterly line of that parcel of land described in Recorder's # 79-666, Douglas County Records, S. 9° 26' 57" W. 379.48 feet to a point on the centerline of a creek; thence, along said centerline, N. 78° 52' 18" W. 221.77 feet, S. 65° 46' 25" W. 65.25 feet and S. 30° 25' 08" W. 97.84 feet to a point on the northerly line of Happy Valley Road; thence, along said northerly line, N. 83° 55' 30" W. 367.15 feet to a 5/8" iron rod; thence N. 0° 01' 17" E. 159.68 feet to the point of beginning.

The above described parcel is located in Sections 2 and 3, T. 28 S., T6 W.W.M. and contains 5.664 acres, more or less.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
L. WAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1989 JAN 30 PM 12:16  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
By Carol Engel  
DEPUTY  
FEE PP  
89-01217

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

- FOUND MONUMENT M65-31
  - FOUND 5/8" I.R. SANTA MARIA EST & Additions
  - ✱ SET 5/8" I.R. WITH CAP MARKED L.S. 660
- 1" = 100'

MAP FILE M102-40-B

MAP FILE M102-40-B