

BR 10-Pg. 133

FILED

JUL 3 1 1989

MINOR LAND PARTITION
 IN LOT 4, ROSEBURG HOME ORCHARD TRACTS, PLAT "H"
 IN THE S.E. 1/4 OF SECTION 3, T.28 S., R.6 W.W.M.
 LEGAL OWNER AND PARTITIONER:
 DOUGLAS BRIGGS
 2462 S.W. AUSTIN RD.
 ROSEBURG, OR.

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

WATER SUPPLY: ROBERTS CR. WATER DIST.

SEWER: GREEN SANITARY DIST.

*SUBJECT TO INST. NO. 89-10909 APPROVALS

Keith L. Cubic 7/26/89

Francis L. Ingram 7-31-89

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

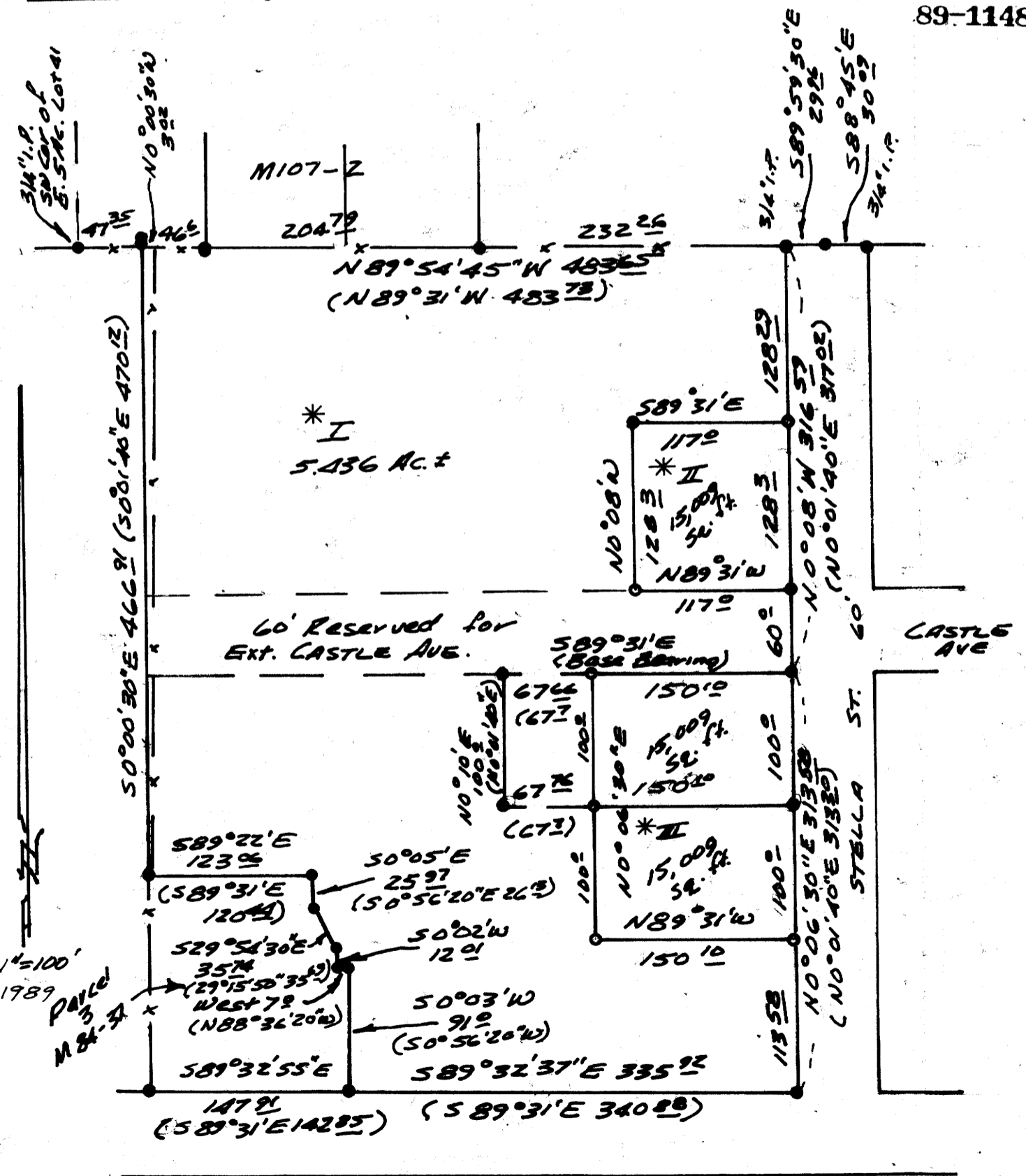
1989 AUG -1 PM 12:24

GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICE OF DOUGLAS COUNTY

REGISTERED
 OREGON
 LAND SURVEYOR

Bruce R. Rogers

JULY 10 1964
 BRUCE R. ROGERS
 660



89-11481

* PARCEL ONE
 Beginning at the northeast corner of Lot 4, Roseburg Home Orchard Tracts, Plat "H"; thence, along the north line of said Lot 4, N.89°54'45" W. 483.65 feet to a 5/8" iron rod; thence, along the west line of Parcel One of a Minor Land Partition recorded in County Surveyor's file M84-37, S.0°00'30"E. 466.91 feet to a 5/8" iron rod set at the northwest corner of Parcel Three of said M.L.P.; thence, along the north and easterly lines of said Parcel Three, S.89°22'E. 123.06 feet to a 1/2" iron rod, S.0°05'E. 25.97 feet to a 1/2" iron rod, S.29°54'30"E. 35.74 feet to a 1/2" iron rod, S.0°02'W. 12.01 feet to a 1/2" iron rod, East 7.00 feet to a 1/2" iron rod and S.0°03'W. 91.00 feet to a 1/2" iron rod set in the north line of Austin Road; thence, along said north line, S.89°32'37"E. 335.92 feet to a 3/4" iron pipe set in the west line of Stella Street; thence, along said west line, N.0°06'30"E. 113.58 feet to a 5/8" iron rod; thence N.89°31'W. 150.1 feet to a 5/8" iron rod; thence N.0°06'30" E. 200.00 feet to a 5/8" iron rod; thence S.89°31'E. 150.1 feet to a 5/8" iron rod set in the west line of Stella Street; thence, along said west line, N.0°08'W. 60.00 feet to a 5/8" iron rod; thence N.89°31'W. 117.00 feet to a 5/8" iron rod; thence N.0°08'W. 128.3 feet to a 5/8" iron rod; thence S.89°31'E. 117.00 feet to a 5/8" iron rod set in the west line of Stella Street; thence, along said west line N.0°08'W. 128.29 feet to the point of beginning.

The above described parcel is located in Section 3, T. 28S., R.6 W.W.M. and contains 5.436 acres, more or less.

* PARCEL TWO

Beginning at a 5/8" iron rod set in the west line of Stella Street, from which rod the ~~northeast~~ ^{Northwest} corner of Lot 4, Plat "H", Roseburg Home Orchard Tracts bears N.0°08' W. 128.29 feet; thence, along said west line, S.0°08'E. 128.3 feet to a 5/8" iron rod, thence N.89°31'W. 117.00 feet to a 5/8" iron rod; thence N.0°08'W. 128.30 feet to a 5/8" iron rod; thence S.89°31' E. 117.00 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 0.345 acres, more or less.

* PARCEL THREE

Beginning at a 5/8" iron rod set in the west line of Stella Street, from which rod the northeast corner of Lot 4, Plat "H", Roseburg Home Orchard Tracts bears N.0°08'W. 416.59 feet; thence, along said west line, S.0°06'30"W. 100.00 feet to a 5/8" iron rod; thence N.89°31'W. 150.10 feet to a 5/8" iron rod; thence N.0°06'30" E. 100.00 feet to a 5/8" iron rod; thence S.89°31'E. 150.10 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 0.345 acres, more or less.

B.M.: A brass disc set in concrete is located 5° North & 5° West of southeast corner of this survey "D.M.B." E1.483771

The northwest corner of the property as set by GEE doesn't line up with the north line of Lot 4 by any of the other surveys so I set a new rod S 0°00'30"E 302 from GEE's corner.

- Found 5/8" I.R. (or as noted) the east line of Parcel 3, M84-37, M107-2, C.S. 37179 is marked with 1/2" I.R.S (if calls for 5/8)
- SET 5/8x30" I.R. with cap Marked L.S. 660

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

MAP FILE M108-37

MAP FILE M108-37