

875-801W

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION FOR BUD SMITH
LYING IN LOT 2 OF FRUITVALE, IN THE NE 1/4 SEC 13,
T27S, R6W, W.M., DOUGLAS COUNTY,
OREGON.

FILED

SEP 5 1989

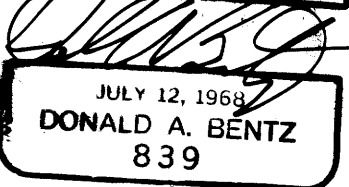
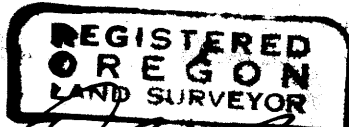
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

Beginning at a point on the easterly line of a parcel described in Instrument #86-9681 Douglas County Deed Records, Douglas County, Oregon said point also bears North 1° 12' 02" West 11.26 feet from the Southeast Corner of Lot 4, Block 2, "A.F. Bahkres Subdivision, of Lot 1, Fruitvale," in Section 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 1° 12' 02" West 466.61 feet along said easterly line to the southwesterly corner of a parcel dedicated to the City of Roseburg, in Instrument #87-771 as recorded in Douglas County Deed Records, Douglas County, Oregon; thence along the westerly line of said dedicated parcel and an additional 5.00 foot dedication North 1° 12' 02" West 30.01 feet; thence North 1° 12' 02" West 36.58 feet; thence South 88° 48' West 349.79 feet to a 5/8" iron rod with cap on the easterly line of a parcel described in Instrument #75-12557 recorded in Douglas County Deed Records, Douglas County, Oregon; thence along said easterly line South 0° 59' 24" East 59.23 feet to the southeasterly corner of said parcel; thence North 89° 53' 50" West 107.24 feet along the South Line of said parcel to the southwesterly corner thereof, said point also on the easterly right-of-way of Airport Road; thence along said easterly right-of-way the following courses, along the arc of a 190.00 foot radius curve to the left (the chord of which bears South 35° 06' 10" East 147.76 feet) 151.16 feet to a 5/8" iron rod, South 57° 59' 08" East 75.08 feet to a 5/8" iron rod, along the arc of a 250.00 foot radius curve to the right (the chord of which bears South 29° 19' 20" East 239.83 feet) 250.13 feet to a 5/8" iron rod and South 0° 39' 33" East 64.44 feet to a 5/8" iron rod; thence along the arc of a 44.50 foot radius curve to the left (the chord of which bears South 45° 22' 24" East 62.61 feet) 69.45 feet to a 5/8" iron rod on the northerly right-of-way line of Garden Valley Boulevard; thence North 89° 55' 04" East 135.97 feet to a 5/8" iron rod on the northerly right-of-way line of Garden Valley Boulevard which said point bears South 89° 55' 04" West 20.00 feet from the Southeast Corner of Lot 4, Block 2 of "A.F. Bahkres Subdivision, of Lot 1, Fruitvale,"; thence along the arc of a 23.00 foot radius curve to the left (the chord of which bears North 60° 15' 26" East 22.75 feet) 23.80 feet to the point of beginning and containing 3.57 acres more or less. SUBJECT TO: Drainage easement Instrument #87-163.

PARCEL #2

Beginning at a point on the West Line of a parcel of land described in Instrument #86-09681, Douglas County Deed Records, said point also bears North 1° 12' 02" West 507.88 feet and South 89° 59' 34" East 44.06 feet from the Southeast Corner of Lot 4, Block 2 of a "A.F. Bahkres Subdivision, of Lot 1, Fruitvale," in Section 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 1° 47' 27" West 443.54 feet along said West Line of Instrument #86-09681 to a 5/8" iron rod; thence South 89° 59' 01" West 510.46 feet to a point on the easterly right-of-way of Airport Road; thence South 1° 45' 27" East 50.12 feet along said easterly right-of-way line of Airport Road; thence leaving said easterly right-of-way South 89° 56' 41" East 200.00 feet along the northerly line of that parcel described in Instrument #84-8083, to a 5/8" iron rod at the Northeast Corner of said parcel described in Instrument #84-8083; thence South 1° 45' 27" East 225.00 feet to a 5/8" iron rod at the Southeast Corner of said parcel; thence North 89° 59' 51" West 81.07 feet to a 3/4" iron rod rod at the Northeast Corner of that parcel described in Instrument #75-12557, Douglas County Deed Records, Douglas County, Oregon; thence South 0° 59' 24" East 138.75 feet along the East Line of said Instrument #75-12557; thence leaving said East Line North 88° 48' East 349.79 feet to the Northwest Corner of an easement described in Instrument #87-163 (for a storm drainage); thence South 1° 12' 02" East 36.58 feet along the West Line of said easement described in Instrument #87-163 to the Northwest corner of a parcel to be dedicated to the City of Roseburg; thence along the North Line of a parcel to be dedicated South 89° 59' 34" East 44.06 feet to the point of beginning and containing 3.45 acres more or less. SUBJECT TO: Drainage easement Instrument #87-163.



89-13689 FEB 12 1989
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1989 SEP -6 AM 10: 15

Bk. 10-89.146B