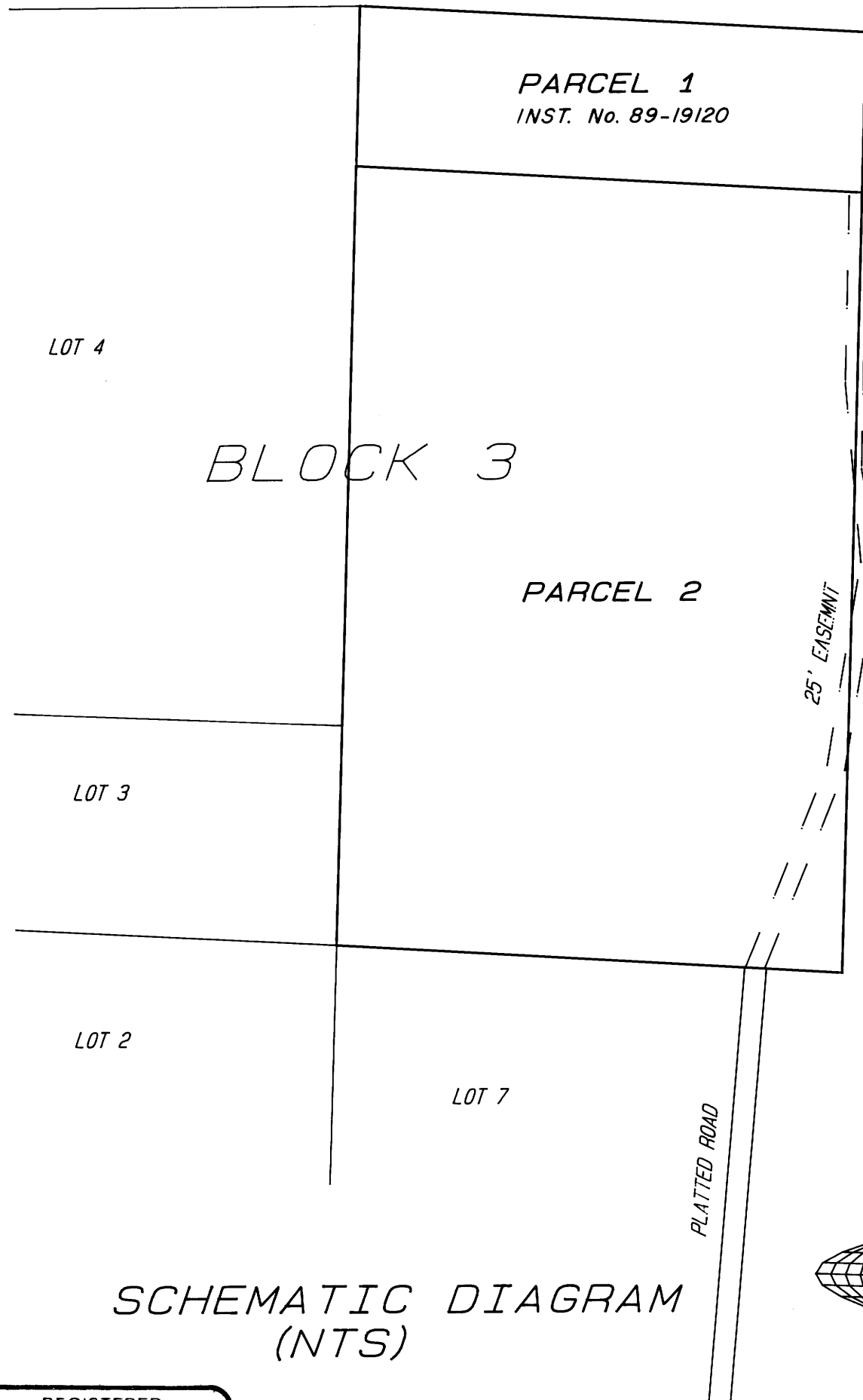


JOINT SURVEYORS FILE ONLY
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

IN LOT 8, BLOCK 3, PLAT C, ROSEBURG HOME ORCHARD TRACTS
N.E. 1/4 & N.W. 1/4, SECTION 32, T.25S., R.5W., W.M.
OCTOBER, 1989 SCALE 1 = 100'



SCHEMATIC DIAGRAM
(NTS)

Parcel 1

A parcel of land lying in lot 8, Block 3, Plat C, Roseburg Home Orchard Tracts, Section 32, T.25 S., R.5W., W.M. Douglas County, Oregon as described per Deed Reference No. 85-7362 Douglas County Deed Records and more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Lot 8, Block 3, Plat "C", Roseburg Home Orchard Tracts; thence along the West line of said Lot 8, S0°09'26"E 221.89 feet to a 5/8" iron rod; thence leaving said West line S88°37'26"E 700.00 feet to a 5/8" iron rod; thence N0°16'13" W 221.89 feet to a 5/8" iron rod on the North line of Lot 8; thence along the North line of Lot 8, N88°37'22"W 699.56 feet to the point of beginning, all situated in the N.W. & the N.E. 1/4 of Section 32 T.25S., R.5W., W.M., containing 3.56 acres, more or less.

Together with a 25' easement.

Parcel 2

The West 700 feet of Lot 8, Block 3, Plat "C", Roseburg Home Orchard Tracts, Section 32, T.26 S., R.5W., W.M. Excepting therefrom that portion as described as Parcel 1.

Subject to a 25' Easement.

25' Easement

A 25 feet wide strip of land along the existing driveway, for ingress and egress, 12.5 feet either side of the following described centerline:

Beginning at a point from which the Northwest corner of Lot 2, Block 4, Plat "C", Roseburg Home Orchard Tracts bears S88°37'26"E 15.54 feet; thence N20°19'24"E 298.22 feet; thence N7°44'48"E 287.73 feet; thence N12°19'57"W 129.99 feet; thence N0°19'49"W 383.19 feet to the point of terminus being on the South line of Parcel 1 from which the Southeast Corner of Parcel 1 bears S88°37'26"E 4.90 feet.

NARRATIVE

PURPOSE: To create a legal parcel and monument the lands described in Deed Reference No. 85-7362, Douglas County Deed Records.

PROCEDURE: The North and West Lines were established from the found monuments as shown. The Southwest corner and the Southeast corner were established using record distances per the deed.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbarger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

APPROVALS

Keith L. Cubic
Douglas County Planning Director

12/22/89
Date

Francis L. Ingram
Douglas County Surveyor

12-29-89
Date

File 11-89-36A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
7/2
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION
IN LOT 8, BLOCK 3, PLAT C,
ROSEBURG HOME ORCHARD TRACTS
N.E. 1/4 & N.W. 1/4, SECTION 32
T.25 S., R.5 W., W.M.
OCTOBER, 1989 SCALE: 1 = 100'

PARTITIONER:
James A. & Ruby E. Bodine
694 Deady Crossing Road
Sutherlin, Oregon 97479
Tel 459-9300

OWNER PARCEL 1:
James A. & Ruby E. Bodine
694 Deady Crossing Road
Sutherlin, Oregon 97479
Tel 459-9300

OWNER PARCEL 2
John & Tillie Tilley
1026 S. Comstock
Sutherlin, Oregon 97479
Tel 459-3877

SEWER: Septic

WATER: Well

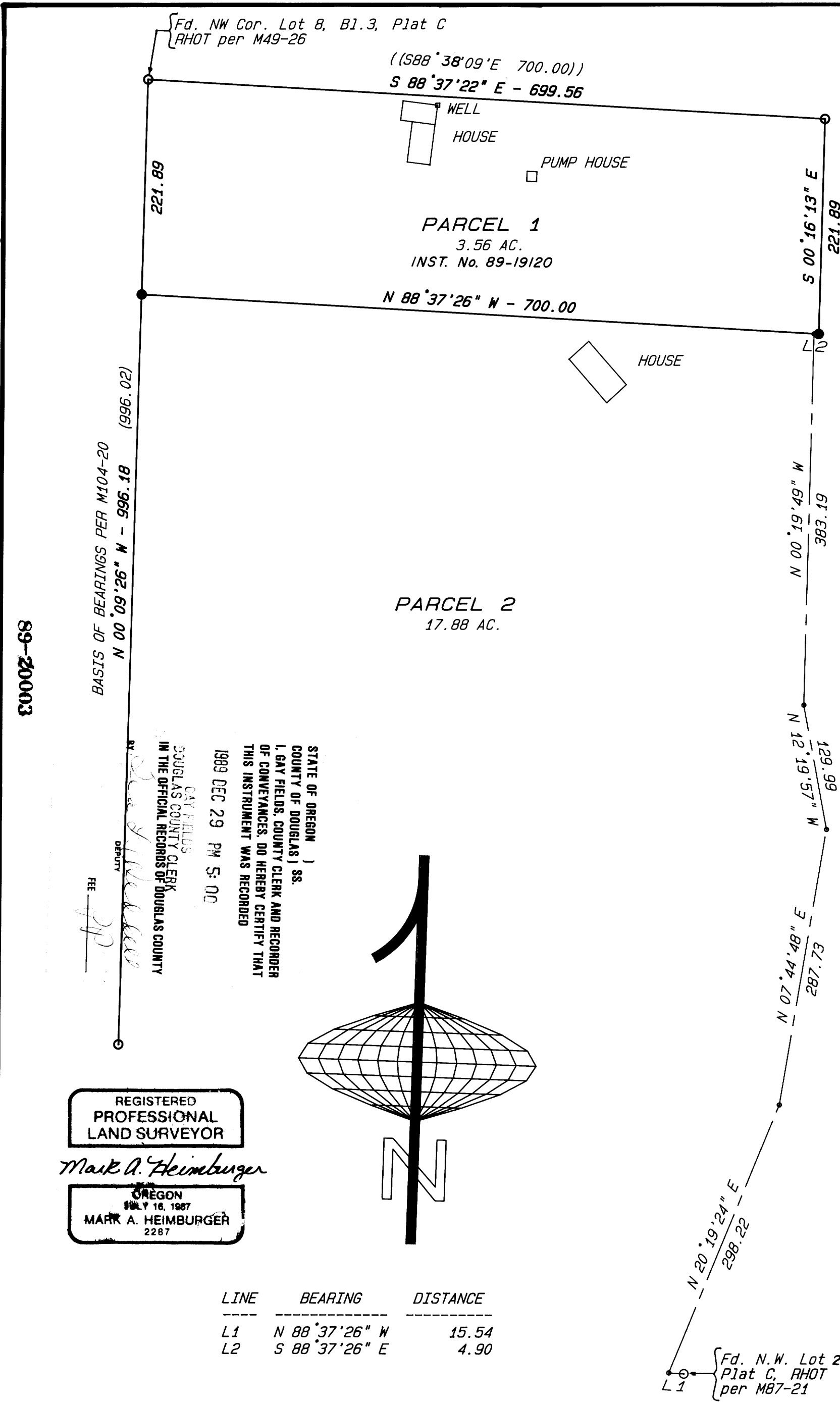
NO. OF PARCELS: 2

ZONING: FF

SURVEYED BY:
AA SURVEYING SERVICE, INC.
P.O. Box 130
2566 N. Stephens Street
Roseburg, Oregon 97470
Tel. (503) 672-2096

LEGEND

- Found 5/8" iron rod
- Set 5/8" x 30" iron rod w/ plastic cap marked "AA SURVEYING INC."
- () Record information per M104-20
- (()) Record information per M49-26
- Calculated Point



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 DEC 29 PM 5:00
GAY FIELDS
COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

Mark A. Heimburger

26.11-09 32B