

MINOR LAND PARTITION IN
SW 1/4 SECTION 14, T. 27 S., R. 6 W., W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT RECEIVED
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

PARTITIONER: George Weigum
Pacific Building
Roseburg, Oregon
672-4436

OWNER: Dorothy Dimick
2706 W. Oriole Dr.
Roseburg, Oregon
673-6053

SEWER: City of Roseburg

WATER: City of Roseburg

SURVEYOR: BHW Engineering & Surveying, Inc.
1205 S.E. Court St.
Roseburg, Oregon
673-0165

REGISTERED 1980 AUG 1 AM 9 12
PROFESSIONAL LAND SURVEYOR

JUL 30 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

ROMANSO E. WARE
DEPUTY
NOV. 16, 1973
1005

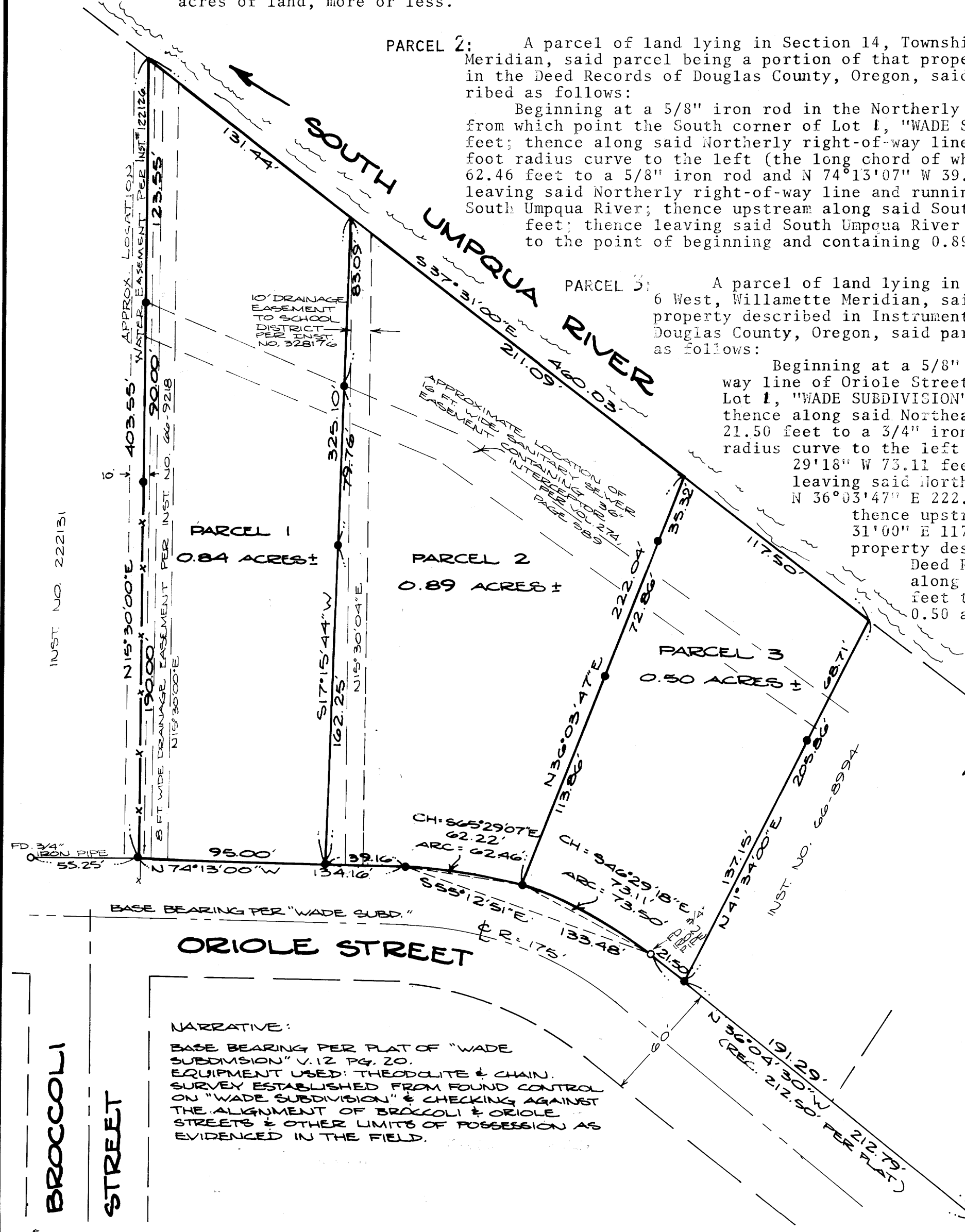
DOUGLAS COUNTY OFFICIAL RECORDS
80-10444

DESCRIPTIONS:

PARCEL 1: A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 328176 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the Northerly right-of-way line of Oriole Street, from which point the South corner of Lot 1, "WADE SUBDIVISION" bears S 45°45'53" E 367.09 feet; thence along said Northerly right-of-way line N 74°13'07" W 95.00 feet to a 5/8" iron rod in a fenceline, said point being the Southeast corner of that property described in Instrument No. 222131 in the Deed Records of Douglas County, Oregon; thence along the East line of said property described in Instrument No. 222131 N 15°30'00" E 403.55 feet to the South Umpqua River; thence upstream along said South Umpqua River S 37°31'00" E 131.44 feet; thence leaving said South Umpqua River and running S 17°15'44" W 325.10 feet to the point of beginning and containing 0.84 acres of land, more or less.

PARCEL 2: A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 328176 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the Northerly right-of-way line of Oriole Street, from which point the South corner of Lot 1, "WADE SUBDIVISION" bears S 38°43'51" E 285.01 feet; thence along said Northerly right-of-way line as follows: along the arc of a 205 foot radius curve to the left (the long chord of which bears N 65°29'07" W 62.22 feet) 62.46 feet to a 5/8" iron rod and N 74°13'07" W 39.16 feet to a 5/8" iron rod; thence leaving said Northerly right-of-way line and running N 17°15'44" E 325.10 feet to the South Umpqua River; thence upstream along said South Umpqua River S 37°31'00" E 211.09 feet; thence leaving said South Umpqua River and running S 36°03'47" W 222.04 feet to the point of beginning and containing 0.89 acres of land, more or less.

PARCEL 3: A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 328176 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod in the Northeasterly right-of-way line of Oriole Street, from which point the South corner of Lot 1, "WADE SUBDIVISION" bears S 36°04'30" E 191.29 feet; thence along said Northeasterly right-of-way line N 36°04'30" W 21.50 feet to a 3/4" iron pipe and along the arc of a 205 foot radius curve to the left (the long chord of which bears N 46°29'18" W 73.11 feet) 73.50 feet to a 5/8" iron rod; thence leaving said Northeasterly right-of-way line and running N 36°03'47" E 222.04 feet to the South Umpqua River; thence upstream along said South Umpqua River S 37°31'00" E 117.50 feet to the Westerly line of that property described in Instrument No. 66-8994 in the Deed Records of Douglas County, Oregon; thence along said Westerly line S 41°34'00" W 205.86 feet to the point of beginning and containing 0.50 acres of land, more or less.



APPROVALS: CITY OF ROSEBURG, OREGON.

Lois L. Allen 6/2/80
Planning Dept. President Date

Patricia D. ... 6/5/80
Planning Dept. Secretary Date

Adney E. Bowker 7/18/80
Dept. of Public Works Date

Francis L. Ingram 7-31-80
County Surveyor Date

SCALE: 1" = 50'
MARCH 1980

LEGEND:
○ - FD. MONUMENT AS NOTED
● - SET 5/8" x 30" IRON ROD

NARRATIVE:
BASE BEARING PER PLAT OF "WADE SUBDIVISION" V. 12 PG. 20.
EQUIPMENT USED: THEODOLITE & CHAIN.
SURVEY ESTABLISHED FROM FOUND CONTROL ON "WADE SUBDIVISION" & CHECKING AGAINST THE ALIGNMENT OF BROCCOLI & ORIOLE STREETS & OTHER LIMITS OF POSSESSION AS EVIDENCED IN THE FIELD.

FD. 5/8" IRON ROD
SOUTH CORNER - LOT 1 -
"WADE SUBDIVISION"