

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

COUNTY SURVEYOR

PARCEL ONE
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.

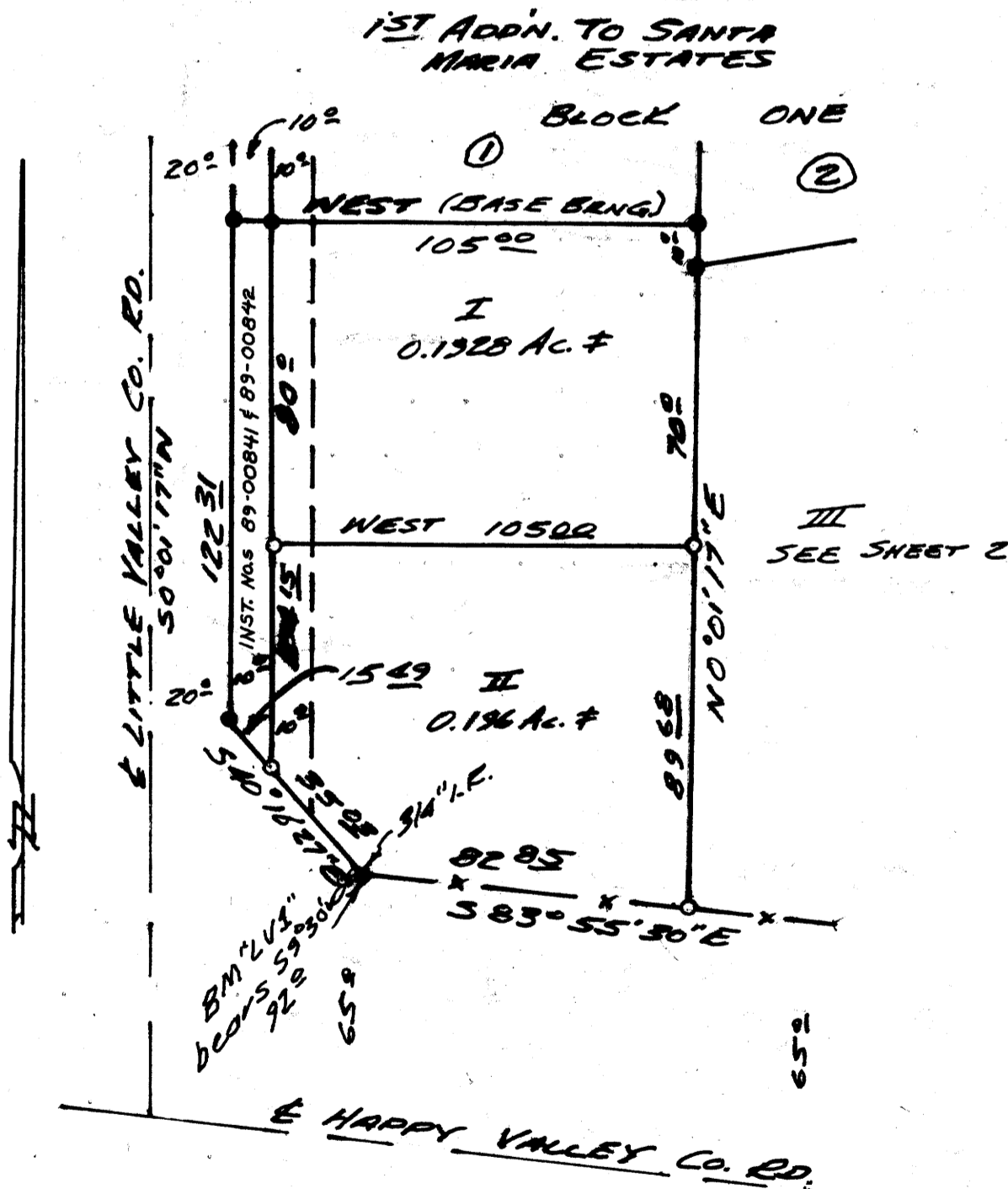
The above described parcel is located in Section 3., T. 28 S., R. 6 W.W.M. and contains 0.196 acres, more or less.

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 1964
BRUCE L. ROGERS
660