

MINOR LAND PARTITIONING

SURVEY FOR
MINOR LAND PARTITIONING IN
LOT 31, TRACT I, PLAT I
ROSEBURG ORCHARDS CO.
SEC. 6, T.27S., R.5W., W. M.
FOR
FRANCES D. ENGLE

FILED
RECEIVED
JUL 30 1973
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
m.l.
(office use only)

PARTITIONER:
Name: Mr. FRANCES D. ENGLE
Address: 3188 N.E. HUGHES ST.
ROSEBURG, OREGON
Phone: _____
LEGAL OWNER OF RECORD:
Name: Mr. FRANCES D. ENGLE
Address: 3188 N.E. HUGHES ST.

TOTAL NUMBER OF LOTS: 2
(including original parcel)

MAP PREPARED BY:
Name: GREEN EMPIRE INC.
Address: P. O. Box 556
OAKRIDGE, OREGON
Phone: 782-3568

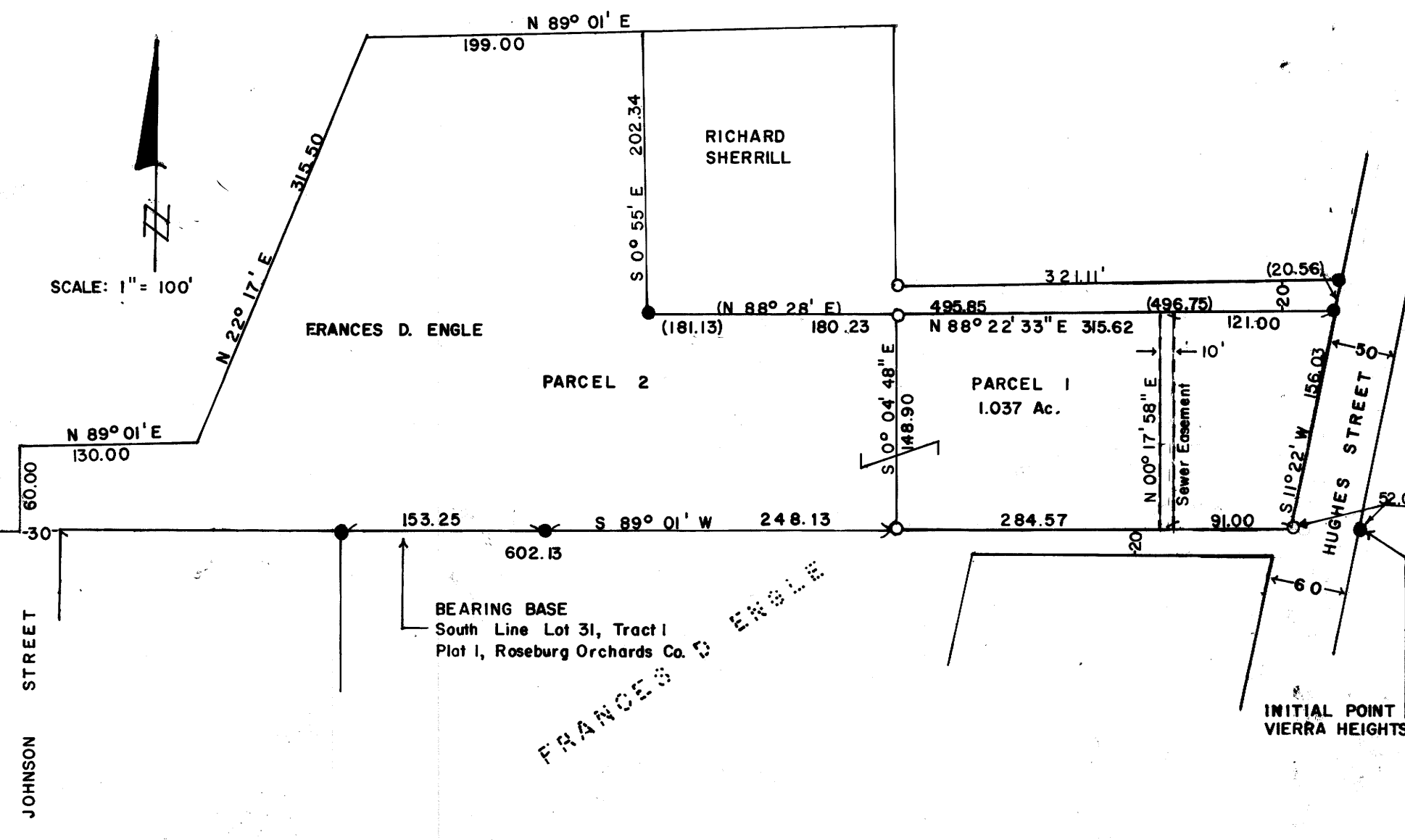
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald R. Stone
OREGON
MARCH 9, 1969
DONALD R. STONE
835

LEGAL
DESCRIPTIONS:

PARCEL NO. 1: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 31, ROSEBURG ORCHARD CO., TRACT I, PLAT I, AND THE WESTERLY RIGHT-OF-WAY LINE OF HUGHES STREET, THENCE S 89° 01' W ALONG SAID SOUTH BOUNDARY OF LOT 31, A DISTANCE OF 284.57 FEET, THENCE N 0° 04' 48" W A DISTANCE OF 148.90 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT CERTAIN TRACT TO RICHARD AND MARGARET SHERRILL, HUSBAND AND WIFE, BY INSTRUMENT NO. 73-2792, DATED 2-27-73. THENCE N 88° 22' 33" E A DISTANCE OF 315.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HUGHES STREET, THENCE S 11° 22' W A DISTANCE OF 156.03 FEET TO THE TRUE POINT OF BEGINNING, IN DOUGLAS COUNTY, OREGON.

PARCEL NO. 2: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 31, ROSEBURG ORCHARD TRACTS, TRACT I, PLAT I, S 89° 01' W A DISTANCE OF 284.57 FEET FROM THE INTERSECTION OF THE SAID SOUTH LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF HUGHES STREET; THENCE FROM SAID POINT OF BEGINNING, S 89° 01' W ALONG THE SAID SOUTH LINE OF LOT 31 A DISTANCE OF 602.13 FEET TO A HALF-INCH IRON ROD AT THE NORTHEAST CORNER OF JOHNSON STREET; THENCE CONTINUING S 89° 01' W A DISTANCE OF 30.00 FEET TO A HALF-INCH IRON ROD AT THE CENTER OF SAID JOHNSON STREET; THENCE RUNNING N 0° 59' W A DISTANCE OF 60.00 FEET ALONG AN EXTENSION OF SAID STREET CENTERLINE TO A TWO-INCH CAST IRON PIPE; THENCE RUNNING N 89° 01' E A DISTANCE OF 30.00 FEET TO THE EXTENSION NORTHERLY OF THE EAST SIDE OF JOHNSON STREET; THENCE CONTINUING N 89° 01' E A DISTANCE OF 100.00 FEET TO A 3/4 INCH IRON PIPE; THENCE N 22° 17' E A DISTANCE OF 315.50 FEET TO A 1/2 INCH IRON PIPE; THENCE N 89° 01' E A DISTANCE OF 199.00 FEET TO A POINT; THENCE S 0° 55' E A DISTANCE OF 202.34 FEET TO A POINT; THENCE N 88° 28' E A DISTANCE OF 181.13 FEET TO A POINT; THENCE S 0° 04' 48" E A DISTANCE OF 148.90 FEET TO THE POINT OF BEGINNING.

APPROVALS
PLANNING COMMISSION *Richard Reynolds* 27 July 1973
Chairman Date
COUNTY SURVEYOR *Francis L. Ingram* 30 July 73
Date



- LEGEND:
- FOUND CORNER
 - SET 5/8" REBAR
 - () DATA OF RECORD
 - == ↓ == N. ROSEBURG SEWER EASEMENT

320pl 73-11032
STATE OF OREGON }
COUNTY OF DOUGLAS }
I, G. D. Myllenebeck, County Clerk and ex-officio recorder of Conveyances, do hereby certify that the within instrument was filed July 30 1973 at 1:01 PM and Recorded in Volume 137 of Minor Lands Records of Douglas County, Oregon.
County Clerk
Mary J. Reed

MAP FILE M.50 - 34

MAP FILE M.50 - 34