

MINOR LAND PARTITION IN WM. PERRY D.L.C. NO.38, IN T.27S., R.5W.W.M. JANUARY 1974 SCALE: 1"=50'

APPROVALS:

Fred A. Dayton Jr. 1/31/74
Planning Commission President Date

Nada V. John 1/31/74
Planning Commission Secretary Date

Date

3000/1/1
74-1000
FEB 1 1974
185 Minor Land
C. D. Mylonbeck
Mary J. Real

PARTITIONER:

B. A. and A. A. Young
1117 S.E. Kane St.
Roseburg, Oregon 97470
673-5149

LEGAL OWNER:

Same as above

NUMBER OF LOTS:

2

WATER:

Oregon Water Corp.

SEWAGE:

City of Roseburg

MAP PREPARED BY:

Baughman Surveying Service
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

FILED 2
RECEIVED 2/4
FEB 7 1974

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14 1958
GLENN S. BAUGHMAN
536

DESCRIPTIONS:

PARCEL #1

Beginning at a tack in a lead plug from which the street monument at the intersection of Winchester and Jackson Streets in Section 19, Township 27 South, Range 5 West W.M. bears N 71°47' E 43.16 feet; thence along the West-erly R/W line of Jackson Street S 27°45'30" W 166.23 feet to the centerline of Deer Creek; thence down the center of Deer Creek N 84°35'17" W 138.20 feet; thence N 76°42'54" W. 73.98 feet; thence N 61°23'22" W 62.65 feet; thence N 25°40'37" W 57.70 feet; thence N 12°59'41" W 40.03 feet; thence N 5°56'49" E 48.26 feet and N 18°13'42" E 49.43 feet to the Southwest corner of the Caskey property; thence S 63°24'54" E 127.69 feet along the South line of the Caskey property to a 5/8" Iron Rod; thence S 76°10'08" E 145.57 feet to a 1" Iron Rod on the Southwest corner of the Standard Oil property; thence along said Stand-ard Oil property S 86°01'04" E 100.24 feet to the Point of Beginning. The above described parcel situated in Section 19, Township 27 South, Range 5 West W.M., of which 0.74 acres lies above the high bank and 0.51 acres below for a total of 1.25 acres, more or less.

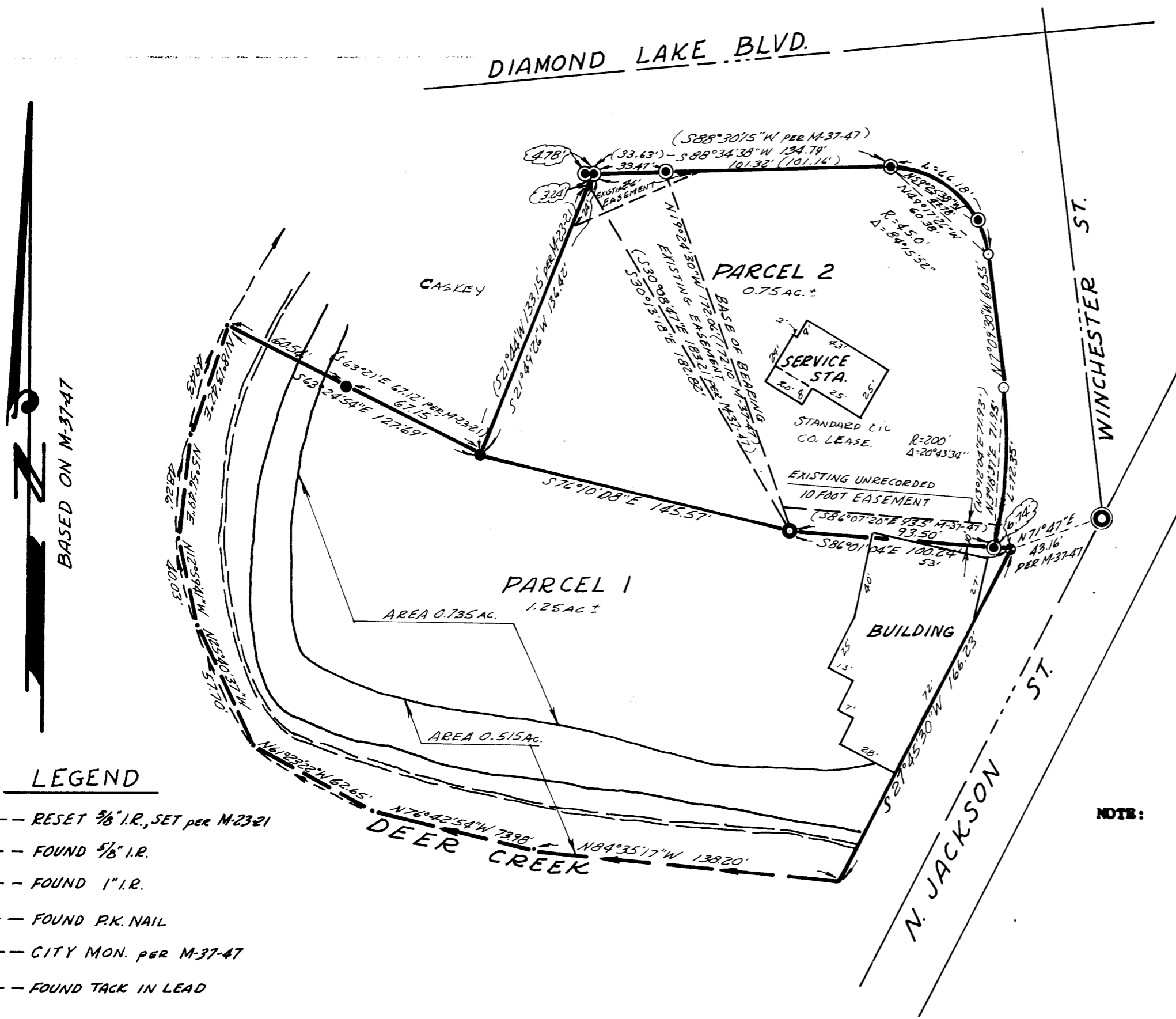
PARCEL #2

Beginning at a 5/8" Iron Rod on the West R/W line of Win-chester Street, from which the street monument at the inter-section of Winchester and Jackson Streets in Section 19, Township 27 South, Range 5 West W.M. bears S 86°01'04" E 6.74 feet and N 71°47' E 43.16 feet; thence along said West R/W line, on an arc of a 200 foot radius curve left (the long chord of which bears N 3°18'37" E) 72.35 feet to a point; thence continuing along said West R/W line N 7°09'30" W 60.55 feet to a point; thence along an arc of a 45 foot radius curve left (the long chord of which bears N 49°17'26" W) 66.18 feet to a 5/8" Iron Rod on the South-erly R/W line of Diamond Lake Blvd.; thence along said Southerly R/W line S 88°34'38" W 134.79 feet to a 5/8" Iron Rod at the Northeast corner of the Caskey property; thence leaving said Southerly R/W line, S 21°49'26" W along said Caskey property 136.42 feet to a 5/8" Iron Rod at the Southeast corner of the Caskey property; thence S 76°10'08" E 145.57 feet to a 1" Iron Rod at the South-west corner of the Standard Oil property; thence along said Standard Oil property S 86°01'04" E 93.50 feet to the Point of Beginning. The above described parcel situat-ed in Section 19, Township 27 South, Range 5 West W.M., containing 0.75 acres, more or less.

NOTE:

It is required that access through the legal frontage on to N E Jackson Street be provided prior to any building permit being granted for further development on proposed parcel #1.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



LEGEND

- -- RESET 5/8" I.R., SET per M-2321
- ⊙ -- FOUND 5/8" I.R.
- ⊙ -- FOUND 1" I.R.
- -- FOUND P.K. NAIL
- ⊙ -- CITY MON. PER M-37-47
- -- FOUND TACK IN LEAD

MAP FILE M-52-33

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