

# MINOR LAND PARTITION

## IN THE S.W. 1/4 SEC. II, T.27S., R.6W., W.M.

NOVEMBER 1973

SCALE 1" = 100'

**PARTITIONERS:** Robert B. & LaVerne M. Bailey and Donald E. & Betty J. Bailey  
248 N.W. Garden Valley Blvd.  
Roseburg, Oregon 97470  
673-4403

**LEGAL OWNERS:** Cecil A. & Alice M. Hugh and Darley E. & Wanda M. Ware  
1603 S.E. Kendall  
Roseburg, Oregon 97470  
673-3167

Rt. 2, Box 405  
Roseburg, Oregon 97470  
673-5693

**NUMBER OF LOTS:** 2

**WATER SUPPLY:** Oregon Water Corporation

**SEWAGE:** Parcel #1 - City of Roseburg  
Parcel #2 - None

**MAP PREPARED BY:** Baughman Surveying Service  
P.O. Box 222  
Roseburg, Oregon 97470  
672-5971

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 14, 1961  
GLENN S. BAUGHMAN  
536

RECEIVED 74  
JAN 2, 1974

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

STATE OF OREGON  
COUNTY OF DOUGLAS

I, G. D. Mollenbeck, County Clerk and ex-officio member of Conveyances, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Douglas County, Oregon, on the 2nd day of January, 1974.

1974  
DOUGLAS COUNTY, OREGON

G. D. Mollenbeck  
County Clerk

**DESCRIPTIONS:**  
Parcel #1 Beginning at a 5/8" Iron Rod on the Northerly R/W line of Valley View Drive from which the Northwest corner of the Isaac Jones D.L.C. #65, Section 11, Township 27 South, Range 6 West, W.M. bears S 76°47'45" E 1550.11 feet; thence N 71°46'56" W along the Northerly R/W line of Valley View Drive 153.90 feet to a 5/8" Iron Rod; thence leaving said Northerly R/W line N 5°53'50" E 103.80 feet to a 5/8" Iron Rod; thence S 84°09'50" E 150.36 feet to a 5/8" Iron Rod on the Westerly R/W line of Kline Street (not dedicated); thence S 5°53'50" W along said Westerly R/W line 136.80 feet to the point of beginning. Situated in the Southwest one-quarter of Section 11, Township 27 South, Range 6 West W.M., Douglas County, Oregon. Containing 0.415 acres, more or less.

Parcel #2 Beginning at a 5/8" Iron Rod on the Northerly R/W line of Valley View Drive from which the Northwest corner of the Isaac Jones D.L.C. #65, Township 27 South, Range 6 West W.M. bears S 71°46'56" E 153.90 feet and S 76°47'45" E 1550.11 feet; thence N 71°46'56" W along the Northerly R/W line of Valley View Drive 137.25 feet to a 5/8" Iron Rod; thence N 71°08'56" W 570.35 feet to a 5/8" Iron Rod; thence N 71°49'03" W 464.18 feet to a 5/8" Iron Rod on the Northerly R/W line of Garden Valley Blvd.; thence leaving said R/W line of Valley View Drive N 5°18'48" E along said R/W line of Garden Valley Blvd. 59.64 feet to a 5/8" Iron Rod on the Southeastly R/W line of Garden Valley Blvd.; thence along said R/W line S 84°41'12" E 550.00 feet to a 5/8" Iron Rod; thence N 89°36'31" E 50.30 feet to a 5/8" Iron Rod; thence S 84°41'12" E 534.93 feet to a 3/4" Iron Rod; thence along a spiral curve to the right (the long chord of which bears S 84°15'42" E 159.57 feet) to a 5/8" Iron Rod at the Northwest corner of Kline Street (not dedicated); thence leaving said R/W line of Garden Valley Blvd., S 5°53'50" W along the Westerly R/W line of Kline Street 228.59 feet to a 5/8" Iron Rod; thence leaving said R/W line of Kline Street N 84°09'50" W 150.36 feet to a 5/8" Iron Rod; thence S 5°53'50" W 103.80 feet to the point of beginning, situated in the Southwest one-quarter of Section 11, Township 27 South, Range 6 West W.M., Douglas County, Oregon, containing 5.90 acres, more or less.

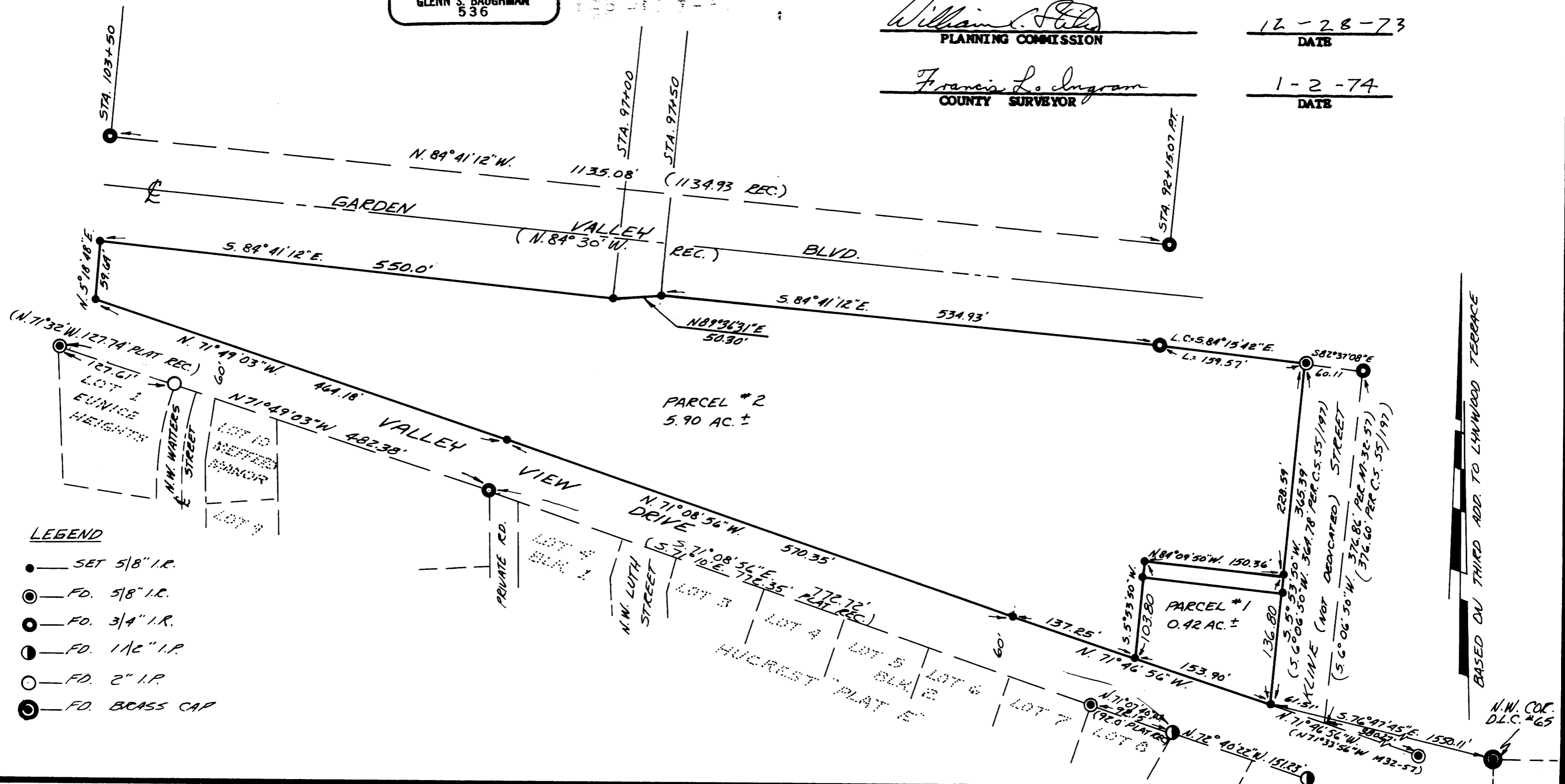
**APPROVALS:**

*William C. Hites*  
PLANNING COMMISSION

12-28-73  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

1-2-74  
DATE



MAP FILE M52-5