

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

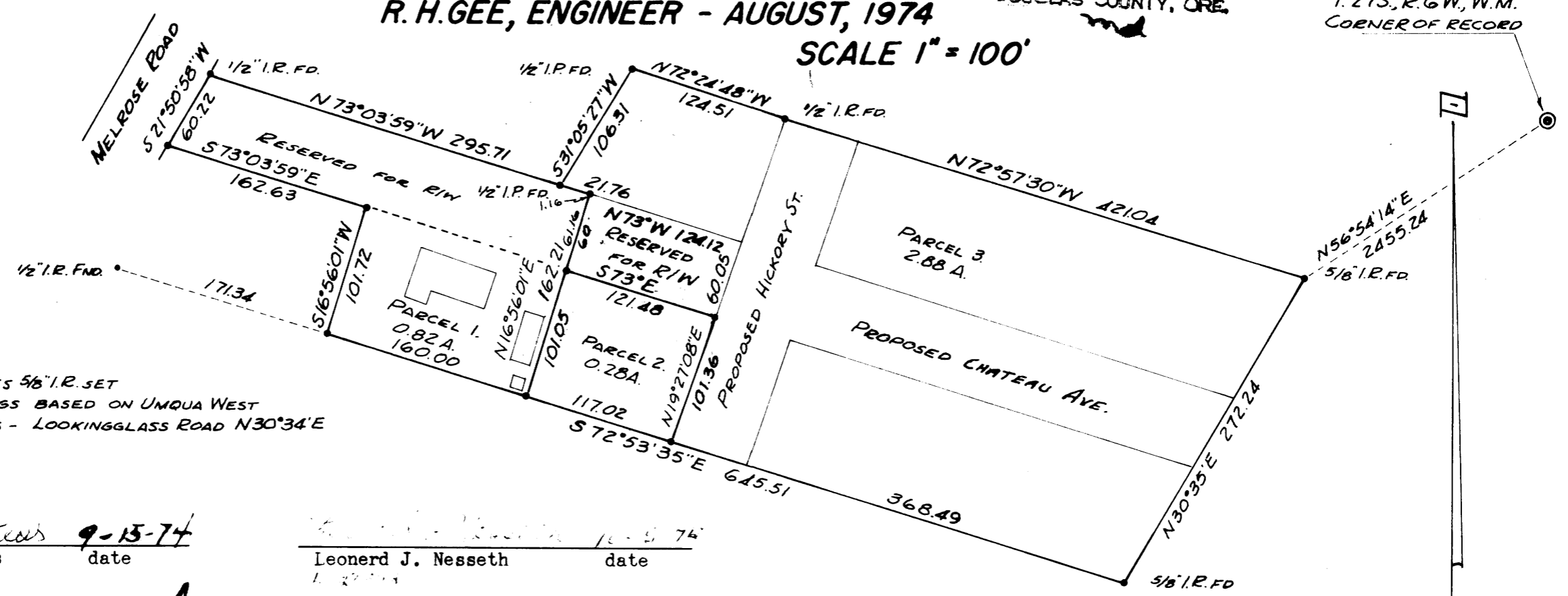
MINOR LAND PARTITION
LOT 5, MOUNT NEBO TRACTS
SEC. 22, T. 27 S., R. 6 W., W. M.
CITY OF ROSEBURG, OREGON
R. H. GEE, ENGINEER - AUGUST, 1974

FILED
RECEIVED
OCT 29 1974

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NW COR. JOHN LEISER D.L.C. NO. 53
T. 27 S., R. 6 W., W. M.
CORNER OF RECORD

SCALE 1" = 100'



• DENOTES 5/8" I.R. SET
BEARINGS BASED ON UMQUA WEST
ESTATES - LOOKINGGLASS ROAD N30°34'E

Partitioners

Joe S. Matthews 9-15-74
Joe S. Matthews date

Leonard J. Nesseth 10-5-74
Leonard J. Nesseth date

Edna Matthews

Note:

1. A building restriction on Parcel No. 2 requires a setback from the right of way reserve line which is the north property line of Parcel No. 2, equal to that stipulated in Roseburg City Ordinance No. 1737 and amendments for street side setbacks.
2. A building restriction on the northwesterly portion of Parcel No. 3, a potential lot, requires a setback on the north side of the right of way reserve line equal to that stipulated in Roseburg City Ordinance No. 1737 and amendments for street side setbacks.



Legal Descriptions:

Parcel No. 1

Beginning at a point from which the Northwest corner of the John Leiser D. L. C. No. 53, T. 27 S., R. 6 W., W. M., bears N 63°56'50" E 2,907.66 feet; thence N 73°03'59" W 317.47 feet; thence S 21°50'58" W 60.22 feet along the East right of way line of the Melrose Road; thence S 73°03'59" E 162.63 feet; thence S 16°56'01" W 101.72 feet to the South line of Lot 5, Mount Nebo Tracts; thence S 72°53'35" E 160.00 feet along the South line of Lot 5, Mount Nebo Tracts; thence N 16°56'01" E 162.21 feet to the place of beginning, all lying in Lot 5, Mount Nebo Tracts, Section 22, T. 27 S., R. 6 W., W. M., City of Roseburg, Douglas County, Oregon.

Parcel No. 2

Beginning at a point from which the Northwest corner of the John Leiser D. L. C. No. 53, T. 27 S., R. 6 W., W. M., bears N 61°23'21" E 2,863.46 feet; thence N 73° W 121.48 feet; thence S 16°56'01" W 101.05 feet; thence S 72°53'35" E 117.02 feet along the South line of Lot 5, Mount Nebo Tracts; thence N 19°27'08" E 101.36 feet to the place of beginning, all lying in Lot 5, Mount Nebo Tracts, Section 22, T. 27 S., R. 6 W., W. M., City of Roseburg, Douglas County, Oregon.

Parcel No. 3

Beginning at a point from which the Northwest corner of the John Leiser D. L. C. No. 53, T. 27 S., R. 6 W., W. M., bears N 56°54'14" E 2,455.24 feet, which point is the Northeast corner of Lot 5, Mount Nebo Tracts; thence N 72°57'30" W 421.04 feet and N 72°24'48" W 124.51 feet along the North line of Lot 5, Mount Nebo Tracts; thence S 31°05'27" W 106.31 feet; thence S 73°03'59" E 21.76 feet; thence S 16°56'01" W 61.16 feet; thence S 73° E 121.48 feet; thence S 19°27'08" W 101.36 feet to the South line of Lot 5, Mount Nebo Tracts; thence S 72°53'35" E 368.49 feet along the South line of Lot 5, Mount Nebo Tracts; thence N 30°35' E 272.24 feet along the East line of Lot 5, Mount Nebo Tracts to the place of beginning, all lying in Lot 5, Mount Nebo Tracts, Section 22, T. 27 S., R. 6 W., W. M., City of Roseburg, Douglas County, Oregon.

Right of way reserve

Beginning at a point from which the Northwest corner of the John Leiser D. L. C. No. 53, T. 27 S., R. 6 W., W. M., bears N 61°23'21" E 2,863.46 feet; thence N 19°27'08" E 60.05 feet; thence N 73° W 124.12 feet; thence S 16°56'01" W 60.00 feet; thence S 73° E 121.48 feet to the place of beginning, all lying in Lot 5, Mount Nebo Tracts, Section 22, T. 27 S., R. 6 W., W. M., City of Roseburg, Douglas County, Oregon.

Approvals:

Roseburg City Planning Commission

Frank P. [Signature] 10/21/74
President date

Nada V. John 10/21/74
Secretary date

300 42 14-14585
10/21/74
39 Minor Land
Margi Weisman

City of Roseburg