

MINOR LAND PARTITION IN LOT 5, PLAT "B" DEER CREEK ORCHARD TRACTS SECTION 16, T.27S.R.5W.W.M.

MAY 1975 SCALE: 1" = 100'

BK-2-Pg 95
FILED
COUNTY SURVEYORS FILE DATA RECEIVED
DO NOT REMOVE FROM OFFICE
JUN 9 1975
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

APPROVALS:

Doris L. Wadsworth 4 June 1975
Douglas County Planning Commission date

PARTITIONER:

Carl R. & Eunice P. Duncan
1120 S. E. Jackson
Roseburg, Oregon 97470
673-8593

LEGAL OWNER:

Carl Roselund
Rt. 1, Box 316
Roseburg, Oregon 97470
673-3252

Francis L. Ingram 9 June 75
Douglas County Surveyor date

NUMBER OF LOTS: 2

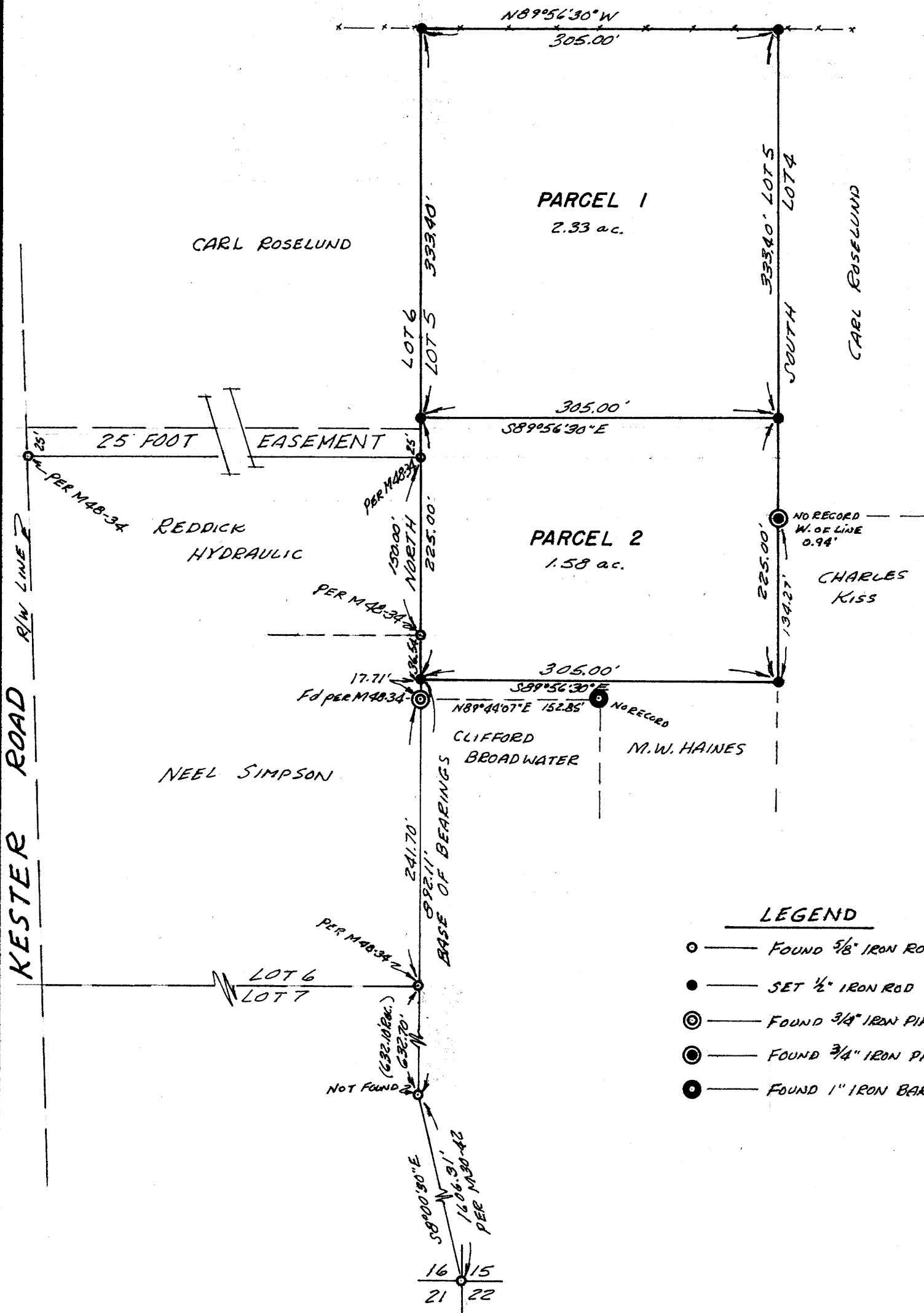
WATER SUPPLY:

Dixonville Water

SEWAGE: * *

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536



DESCRIPTIONS:

Parcel #1---Beginning at a 1/2" iron rod on the west line of Lot 5, Plat "B" Deer Creek Orchard Tracts, as recorded in Volume 4, Page 71, Plat Records of Douglas County, Oregon; from which the section corner common to sections 15/16/21, & 22, T. 27S., R. 5 W. W. M. bears South 117.11 feet and S. 8° 00' 30" E. 1606.31 feet; thence North along said west line 333.40 feet to a 1/2" iron rod; thence S. 89° 56' 30" E. 305.00 feet to a 1/2" iron rod; thence South along the East line of said Lot 5, 333.40 feet to a 1/2" iron rod; thence N. 89° 56' 30" W. 305.00 feet to the point of beginning, situated in Lot 5, of said Plat "B" Deer Creek Orchard Tracts, containing 2.33 Acres, more or less.

Parcel #2---Beginning at a 1/2" iron rod on the west line of Lot 5, Plat "B" Deer Creek Orchard Tracts, as recorded in Volume 4, Page 71, Plat Records of Douglas County, Oregon; from which the section corner common to sections 15/16/21, & 22, T. 27S., R. 5 W. W. M. bears South 892.11 feet and S. 8° 00' 30" E. 1606.31 feet; thence North along said west line 225.00 feet to a 1/2" iron rod; thence S. 89° 56' 30" E. 305.00 feet to a 1/2" iron rod on the east line of said Lot 5; thence South along said east line 225.00 feet to a 1/2" iron rod on the north line of the M. W. Haines lands; thence N. 89° 56' 30" W. along the north line of the M. W. Haines lands and Clifford Broadwater lands 305.00 feet to the point of beginning, situated in Lot 5, Plat "B" Deer Creek Orchards Tracts, containing 1.58 Acres, more or less. **TOGETHER WITH** a 25 foot easement for ingress and egress as shown on the annexed Minor Land Partition.

* * The parcels depicted upon this map do not have approved septic tank-drainfield sites. However reference is hereby made to the soil scientist by the Douglas County Health Department, dated April 18, 1975, and made by Clair E. Silvernale. Sewage disposal means other than septic tank-drainfield must be approved by D. E. Q.

157-34

MAP FILE M-57-34