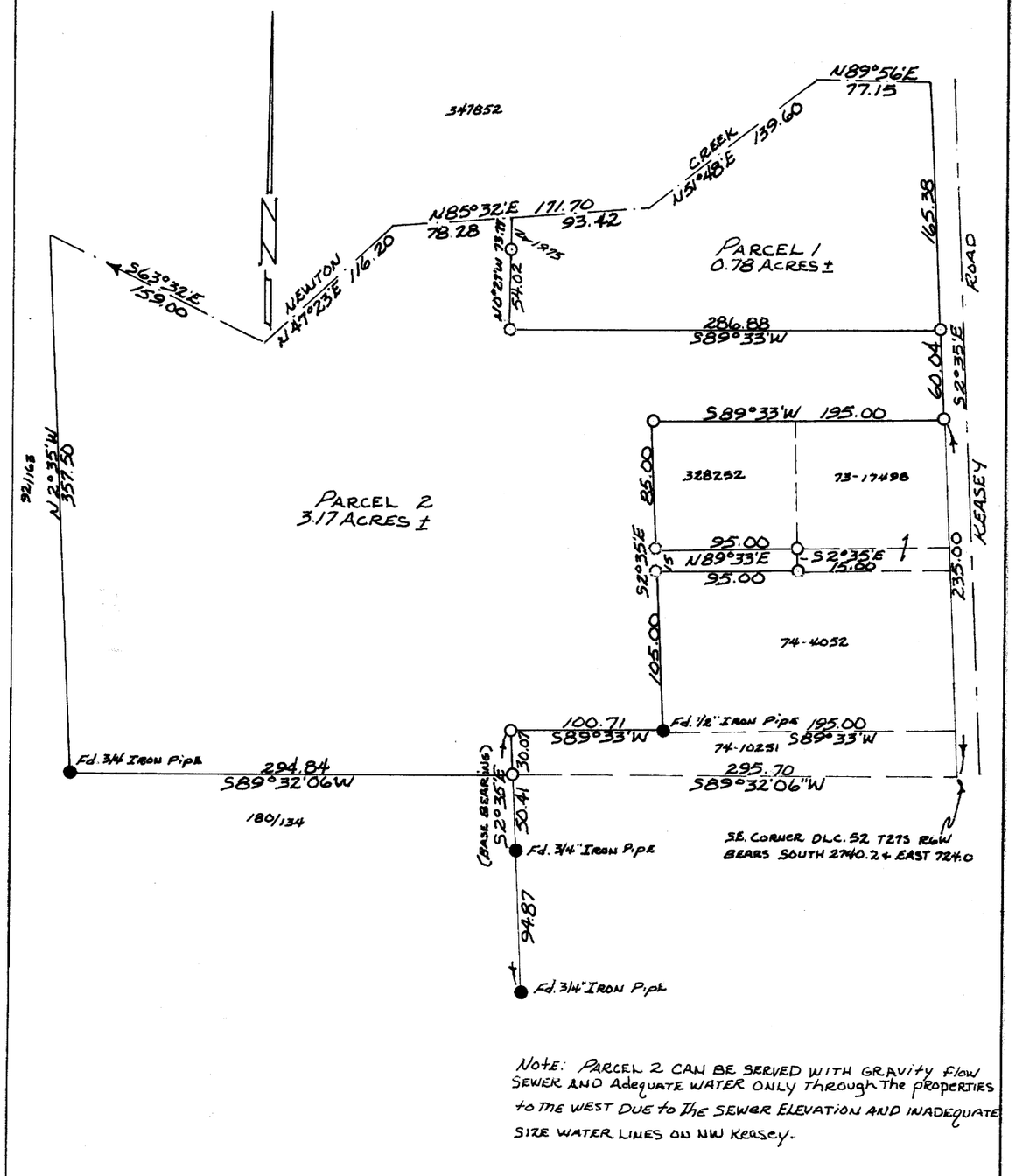
M57-59

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION
Section 14, T27S, R6W, W.M.
Surveyed by Don E. Garrett
July, 1975 Scale 1" = 100'
○ Set 5/8" Iron Rod

SURVEYED FOR
Chester E. and Zella Vance
1412 NW Keasey Road
Roseburg, Oregon
Phone 673-3071

LEGAL OWNERS OF RECORD
Same as above



Note: PARCEL 2 CAN BE SERVED WITH GRAVITY FLOW SEWER AND ADEQUATE WATER ONLY THROUGH THE PROPERTIES TO THE WEST DUE TO THE SEWER ELEVATION AND INADEQUATE SIZE WATER LINES ON NW KEASEY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Don E. Garrett
OREGON
JULY 14, 1961
DON E. GARRETT
544

FILED ✓
RECEIVED mg
JUL 30 1975
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

Water Supply
Oregon Water Corp.
1021 SE Washington Ave.
Roseburg, Oregon
Phone 672-4101

Sewer Disposal
City of Roseburg, Oregon

MAP PREPARED BY:
Don E. Garrett
450 W. Cochrane Lane
Roseburg, Oregon
Phone 672-1487

LEGAL DESCRIPTION

Parcel No. 1

Beginning at a point on the West line of Keasey Road, from which point the SE corner of DLC 52 bears S 2° 35' E 460.42 feet, South 2740.2 feet and East 724.00 feet; thence along said West line S 2° 35' E 165.38 feet to a 5/8" Iron Rod; thence S 89° 33' W 286.88 feet to a 5/8" Iron Rod; thence N 0° 27' W 73.77 feet to a point in Newton Creek; thence upstream along said creek as follows: N 85° 32' E 93.42 feet, N 51° 48' E 139.60 feet and N 89° 56' E 77.15 feet to the place of beginning and containing 0.78 acres of land more or less all lying in Section 14, T27S, R6W, W.M.

Parcel No. 2

Beginning at a point on the West Line of Keasey Road, from which point the SE Corner of DLC 52 bears S 2° 35' E 295.04 feet, South 2740.2 feet and East 724.00 feet; thence along said West Line S 2° 35' E 60.04 feet to a 5/8" iron rod; thence along the North Lines, respectively, of those properties described in Int. Nos. 73-17498 and 328252 in the Deed Records of Douglas County, Oregon, S 89° 33' W 195.00 feet to a 5/8" iron rod; thence along the West Line of that property described in the above said Int. No. 328252 S 2° 35' E 85.00 feet to a 5/8" iron rod; thence along the South Line of said property N 89° 33' E 95.00 feet to a 5/8" iron rod; thence along the West Line of that property described in the above said Int. No. 73-17498 S 2° 35' E 15.00 feet to a 5/8" iron rod; thence along the North Line of that property described in Int. No. 74-4052 in the Deed Records of Douglas County, Oregon, S 89° 33' W 95.00 feet to a 5/8" iron rod; thence along the West Line of said property S 2° 35' E 105.00 feet to a 1/2" iron pipe; thence along the North Line of that property described in Int. No. 74-10251 in the Deed Records of Douglas County, Oregon, S 89° 33' W 100.71 feet to a 5/8" iron rod; thence along the West Line of said property S 2° 35' E 30.07 feet to a 5/8" iron rod; thence along the North Line of that property described in Vol. 180, Page 134 in the Deed Records of Douglas County, Oregon, S 89° 32' 06" W 294.84 feet to a 3/4" iron pipe; thence along the East line of that property as described in Vol. 92 Page 163 in the Deed Records of Douglas County, Oregon, N 2° 35' W 357.50 feet to a point in Newton Creek; thence upstream along said creek as follows: S 63° 32' E 159.00 feet, N 47° 23' E 116.20 feet and N 85° 32' E 78.28 feet; thence S 0° 27' E 73.77 feet to a 5/8" Iron rod; thence N 89° 33' E 286.88 feet to the place of beginning and containing 3.17 acres of land more or less all lying in Section 14, T27S, R6W, W.M..

APPROVED BY THE CITY OF ROSEBURG PLANNING COMMISSION
ON THIS 7th DAY OF July, 1975.

PRESIDENT

Edward B. Ward, P.E.
SECRETARY

3 of 3 pc 75- 9980

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of Conveyances in and for said County, do hereby certify that the within instrument was filed July 31 1975 at 8:31 A.M. and recorded in Volume 2 of Minor Land Page 104 Records of Douglas County, Oregon.

DORIS L. WADSWORTH

Mary L. Beal

BK. 2-Pg. 104

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