

# MINOR LAND PARTITION IN LOTS 6 & 7 DEER CREEK ORCHARD TRACTS, PLAT "B" SECTION 16 T.27S. R.5W.W.M.

BK. 2 - Pg. 122  
158-12

MAY 1975 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**PARTITIONER:**

Neel F. and Rita A. Simpson  
550 N. W. Bethel  
Roseburg, Oregon 97470  
673-6024

**LEGAL OWNER:**

William W. and Helen B. Lassiter  
536 W. Maple  
Roseburg, Oregon 97470  
673-6183

**NUMBER OF LOTS:**

3

**WATER:**

Dixonville Water

**SEWAGE:**

~~Sub-surface~~

**MAP PREPARED BY:**

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

SEP 22 1975  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GLENN S. BAUGHMAN  
536

**DESCRIPTION:**

Parcel # 1.....Beginning at a 1/2" iron rod, from which the section corner common to Sections 15/16/21 & 22, T. 27S., R. 5W. W. M. bears S. 11° 05' 13" E. 2250.10 feet; thence S. 89° 56' 20" E. 208.91 feet to 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; thence South along said west line 209.00 feet to a 3/4" iron rod; thence leaving said west line N. 89° 56' 20" W. 208.91 feet to a 1/2" iron rod; thence North 209.00 feet to the point of beginning, situated in Lot 7 of said Plat "B" Deer Creek Orchard Tracts, containing 1.00 Acres, more or less.

TOGETHER WITH: a 40 foot easement for ingress and egress as shown on the annexed minor land partition.

Parcel # 2.....Beginning at a 1/2" iron rod from which the section corner common to Sections 15/16/21 & 22, T. 27S., R. 5W. W. M. bears S. 11° 05' 13" E. 2250.10 feet; thence S. 89° 56' 20" E. 208.91 feet to 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; thence North along said west line 311.41 feet to a 5/8" iron rod; thence leaving said west line N. 89° 56' 20" W. 208.91 feet to a 1/2" iron rod; thence South 311.41 feet to the point of beginning, situated in Lots 6 & 7 of said Plat "B" Deer Creek Orchard Tracts, containing 1.49 Acres, more or less.

TOGETHER WITH: a 40 foot easement for ingress and egress as shown on the annexed minor land partition.

Parcel # 3.....Beginning at a 1/2" iron rod, from which the section corner common to Sections 15/16/ 21 & 22, T. 27S., R. 5W. W. M. bears S. 11° 05' 13" E. 2250.10 feet; thence North 311.41 feet to a 1/2" iron rod; thence N. 89° 56' 20" W. 372.05 feet to a 5/8" iron rod on the east right-of-way line of Kester Road; thence S. 1° 30' 30" E. along said east right-of-way line 1197.59 feet to a 5/8" iron rod at the intersection of the northerly right-of-way line of the Old North Umpqua Hwy.; thence along said northerly right-of-way line N. 54° 32' 44" E. 220.87 feet and N. 69° 16' 50" E. 171.71 feet to a point; thence leaving said northerly right-of-way line, North 696.50 feet to the point of beginning, situated in Lots 6 & 7, Plat "B" Deer Creek Orchard Tracts, as recorded in Volume 4, Page 71, Plat Records of Douglas County, Oregon, containing 8.94 Acres, more or less.

SUBJECT TO: a 40 foot easement for ingress and egress as shown on the annexed minor land partition.

EXCEPT: additional County Road right-of-way as shown on the annexed map.

APPROVALS:

Planning Commission  
Date 28 August 1975

County Surveyor  
Date 22 Sept 75

\*\*Note: "Sewage is not subsurface, but will be contained by a holding tank." \*\*

BASED ON M30-42

LEGEND

- Point not found or set
- Set 1/2" iron rod
- ⊙ Found 3/4" iron rod
- ⊙ Found 5/8" iron rod

308d 75-13551

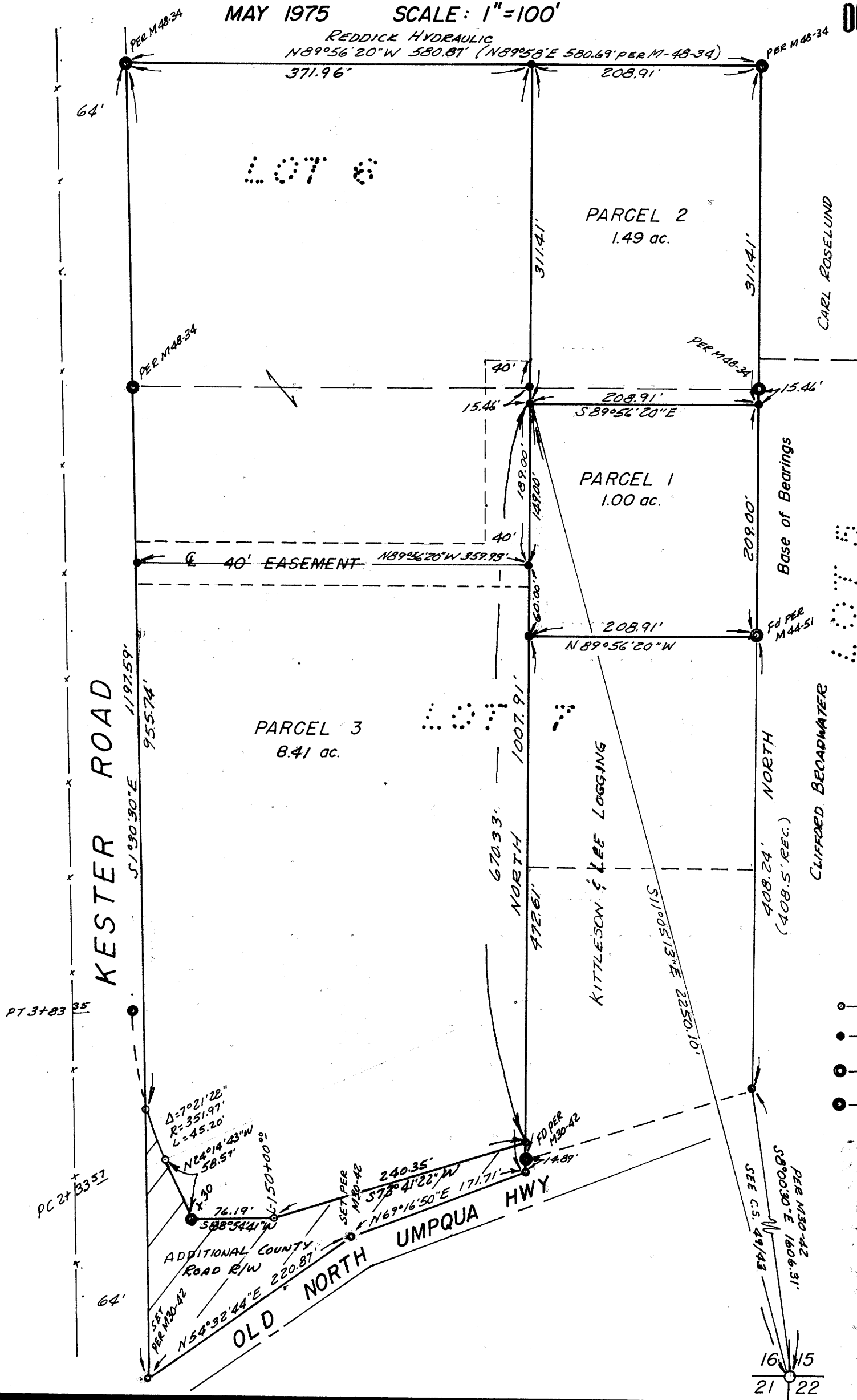
STATE OF OREGON  
COUNTY OF DOUGLAS

I, Boris L. Wadsworth, County Clerk and ex-officio Recorder of said County, do hereby certify that the within instrument was

SEP 23 1975 10:01 A

Page 122 Minor Land

Maryel Beal



158-12