

Bk. 2-19. 141

# MINOR LAND PARTITION IN LOT 5 TWIN ACRES SECTION 14, T.27S.R.6W.W.M. NOVEMBER 1975 SCALE: 1"=40'

**PARTITIONER:** Harold Johnson  
316 N. W. Garden Valley Blvd. FILED mg  
Roseburg, Oregon 97470  
672-7756 RECEIVED mg

**LEGAL OWNER:** Gaylord C. Craig  
1572 N. W. Keasey  
Roseburg, Oregon 97470  
672-4600

DEC 10 1975

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**NUMBER OF LOTS:** 2

**WATER:** Oregon Water Corp.

**SEWAGE:** Roseburg Sanitary Service

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Alvin D. Baughman*

DEC 10 1975  
ALVIN D. BAUGHMAN  
305

**DESCRIPTIONS:**

**PARCEL #1**

Beginning at a 5/8" iron rod, being the Southeast corner of Lot 5, Twin Acres, as recorded in Volume 8, page 30, Plat Records of Douglas County, Oregon; thence S 89°24' W along the South line of said Lot 5, 142.12 feet to a 1/2" iron rod; thence leaving said South line North 70.04 feet to a 1/2" iron rod; thence N 89°25' E 142.04 feet to a 1/2" iron rod on the West R/W line of Keasey Road; thence S 0°04' E along said West R/W line 70.00 feet to the Point of Beginning, situated in Lot 5 of said plat, in Section 14, Township 27 South, Range 6 West W.M., containing 9948 square feet, more or less.

~~SUBJECT TO a 10 foot drainage easement as shown on the annexed plat.~~

**PARCEL #2**

Beginning at a 1" iron pipe, being the Southwest corner of Lot 5, Twin Acres, as recorded in Volume 8, page 30, Plat Records of Douglas County, Oregon; thence North along the West line of Lot 5, 86.28 feet to a 1/2" iron rod; thence N 89°25' E along the North line of said Lot 5, 282.05 feet to a 1/2" iron rod, being the Northeast corner of said Lot 5; thence S 0°04' E along the West R/W line of Keasey Road 16.20 feet to a 1/2" iron rod; thence leaving said West R/W line S 89°25' W 142.04 feet to a 1/2" iron rod; thence South 70.04 feet to a 1/2" iron rod on the South line of said Lot 5; thence S 89°24' W along the South line of said Lot 5, 140.03 feet to the Point of Beginning, situated in Lot 5 of said Plat, in Section 14, Township 27 South, Range 6 West W.M., containing 14,379 square feet, more or less.

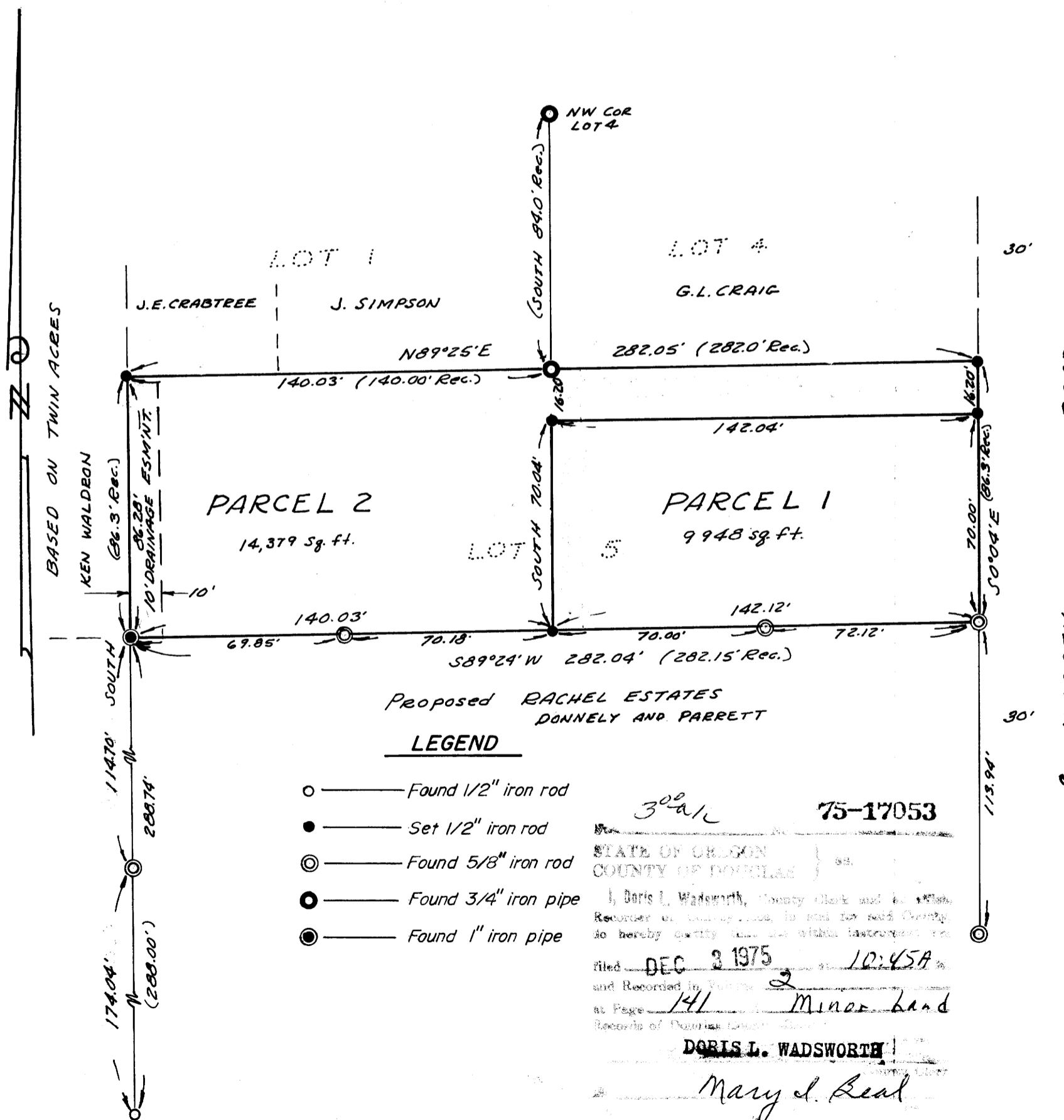
SUBJECT TO a 10 foot ~~utility and~~ drainage easement as shown on the annexed plat.

**APPROVALS:**

*[Signature]* 12-1-75  
City Planning Commission Date

*[Signature]* 4 Nov. '75  
City Engineer Date

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



Proposed RACHEL ESTATES  
DONNELLY AND PARRETT

**LEGEND**

- — Found 1/2" iron rod
- — Set 1/2" iron rod
- ⊙ — Found 5/8" iron rod
- ⦿ — Found 3/4" iron pipe
- ⦿ — Found 1" iron pipe

30-2-1 75-17053

STATE OF OREGON  
COUNTY OF DOUGLAS

I, Doris L. Wadsworth, County Clerk and Recorder of Douglas County, Oregon, do hereby certify that the within instrument was filed

filed DEC 3 1975 10:45A  
and Recorded in Volume 2  
at Page 141 Minor Land  
Records of Douglas County, Oregon

DORIS L. WADSWORTH

*Mary L. Seal*

MAP FILE M-58-579

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