

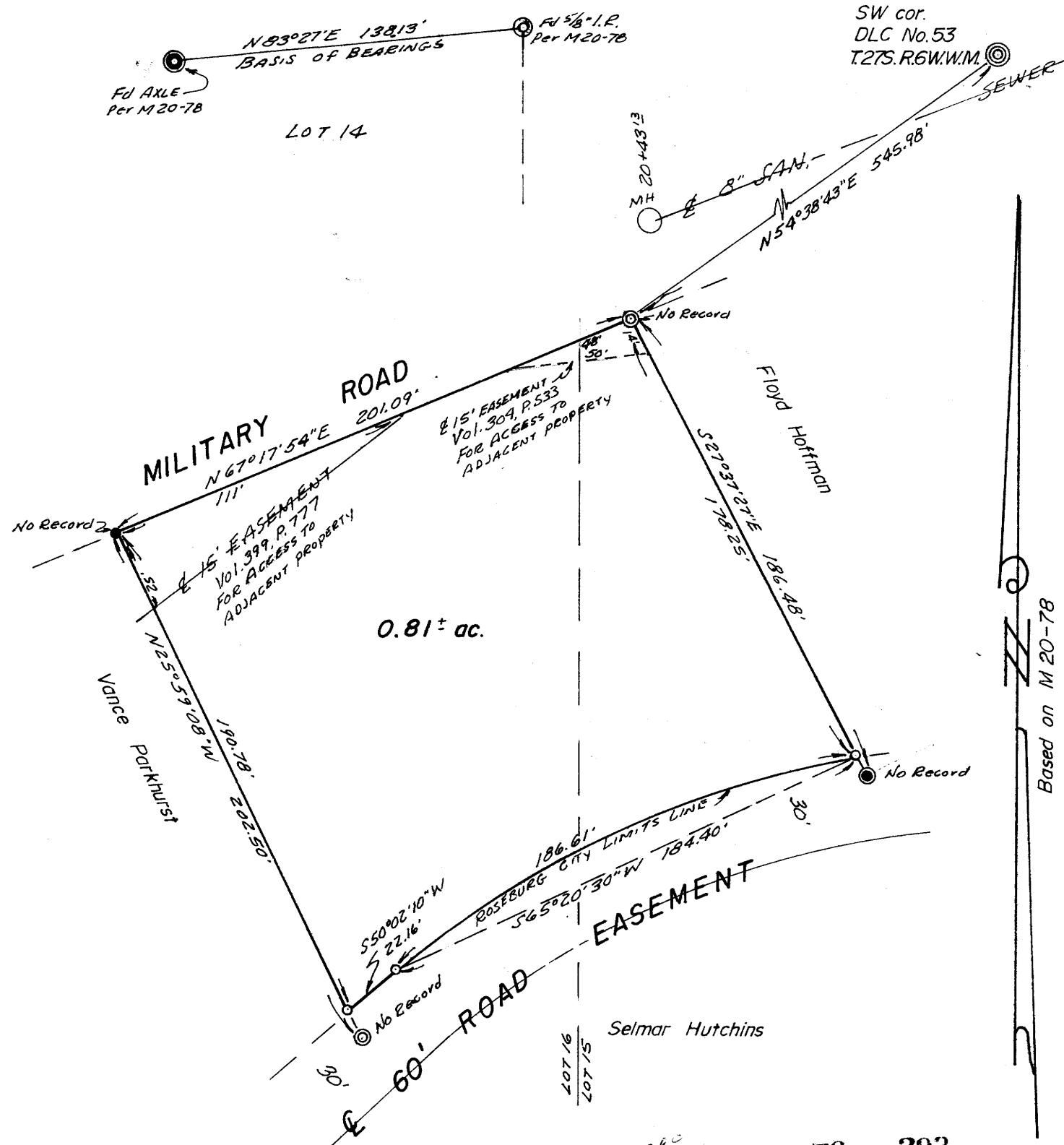
# MINOR LAND PARTITION

## IN LOT 15 & 16 UMPQUA PARK BLOCK "E"

### SECTION 23, T.27S. R.6W.W.M.

DECEMBER 1975

SCALE: 1" = 50'



#### LEGEND

- — Set  $1/2"$  iron rod
- — Found  $1/2"$  iron rod
- ⊙ — Found  $5/8"$  iron rod
- ⊙ — Found  $3/4"$  iron rod
- ⊙ — Found Brass cap

3<sup>rd</sup> 76-293

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of said County, do hereby certify that the within instrument was filed and recorded in Volume 2 at Page 147 of Minor Land Partition of Douglas County, Oregon.

DORIS L. WADSWORTH

Mary L. Seal

#### PARTITIONER AND LEGAL OWNER:

Selmar Hutchins  
P.O. Box 190,  
Sutherlin, Oregon 97479  
459-2244

Selmar Hutchins

Date

FILED *PC*

RECEIVED *27*

NUMBER OF LOTS: 1

WATER SUPPLY: Well Water

SEWAGE: Roseburg Sanitary

MAP PREPARED BY:

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

JAN 8 1976

COUNTY SURVEYOR

DOUGLAS COUNTY, ORE. PROFESSIONAL

LAND SURVEYOR

*M. Baughman*

#### DESCRIPTION:

Beginning at a  $5/8"$  iron rod on the Southerly R/W line of Military Road from which the Southwest corner of D.L.C. No. 53, Township 27 South, Range 6 West W.M. bears  $N 54^{\circ} 38' 43" E$  545.98 feet; thence  $S 27^{\circ} 37' 27" E$  along the Westerly line of the Floyd Hoffman Lands, 178.25 feet to a  $1/2"$  iron rod on the Northerly R/W line of a 60 foot road easement being the Roseburg City limits line; thence along said Northerly R/W line and city limits line along an arc of a 349.29 foot radius curve left (the long chord of which bears  $S 65^{\circ} 20' 30" W$ ) 186.61 feet to a  $1/2"$  iron rod; thence  $S 50^{\circ} 02' 10" W$  22.16 feet to a  $1/2"$  iron rod; thence leaving said Northerly R/W line and city limits line  $N 25^{\circ} 59' 08" W$  along the Easterly line of the Vance Parkhurst Lands 190.78 feet to a  $1/2"$  iron rod on the Southerly R/W line of Military Road; thence  $N 67^{\circ} 17' 54" E$  along said Southerly R/W line 201.09 feet to the Point of Beginning, situated in Lots 15 and 16, Block E, Umpqua Park, as recorded in Volume 3, page 1, Plat Records of Douglas County, Oregon, in Section 23, Township 27 South, Range 6 West W.M., containing 0.81 acres, more or less.

SUBJECT TO a 15 foot easement for ingress and egress as recorded in Volume 304, page 533 Deed Records of Douglas County, Oregon; also a 15 foot easement for ingress and egress as recorded in Volume 399, page 777, Deed Records of Douglas County, Oregon.

#### APPROVALS:

*Tred A. Dayton Jr.*  
Planning Commission

1-6-76  
Date

*Dr. Douglas*  
City Engineer

12-23-75  
Date

COUNTY SURVEYORS USE DATA  
DO NOT REMOVE FROM OFFICE