Lot 12 Pg 149

MINOR LAND PARTITION

IN LOT 12, UMPQUA PARK BLOCK "E"
SECTION 23, T.27S. R.6W.W.M.

DECEMBER 1975 SCALE: 1"= 50'

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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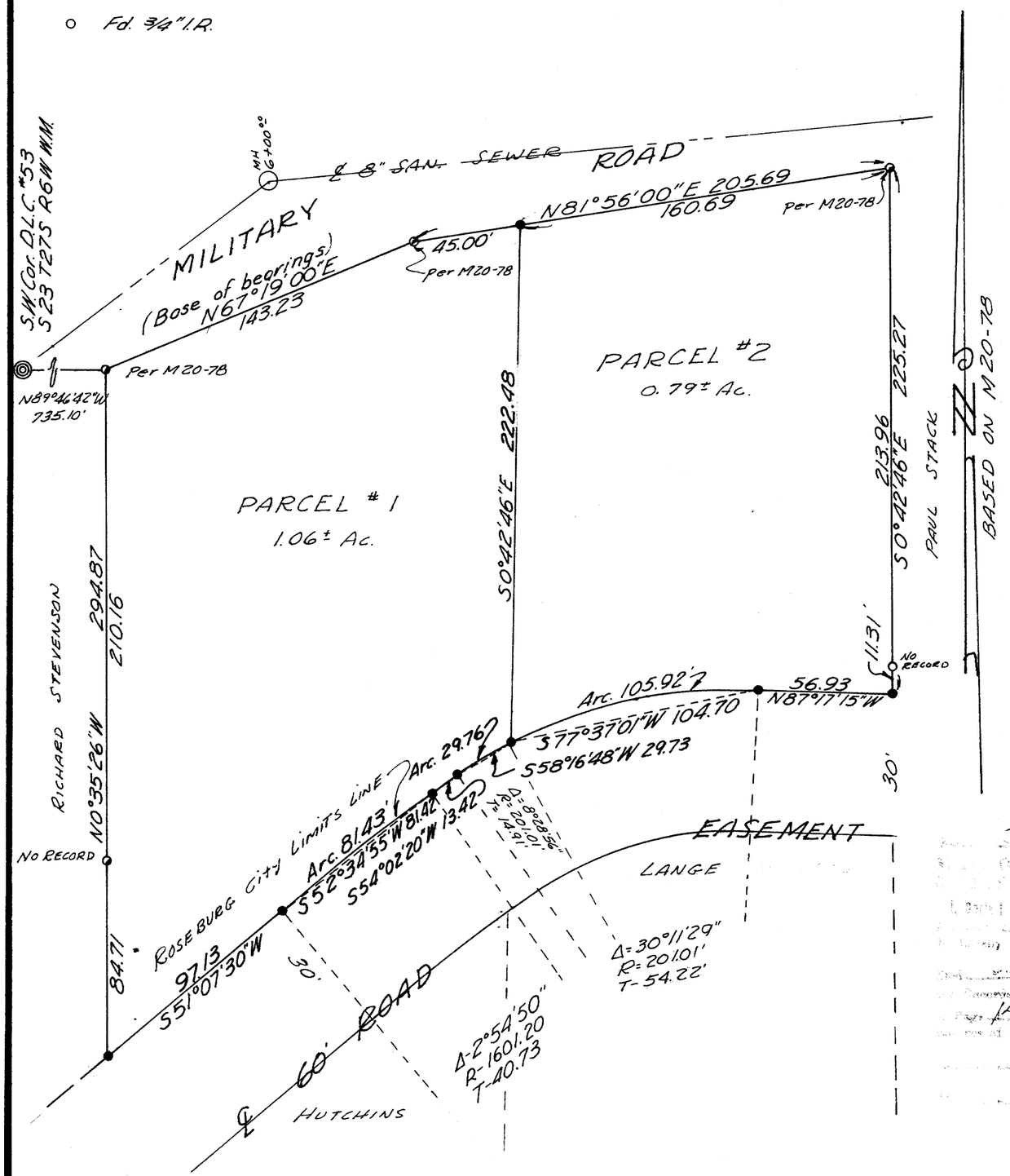
- ◎ Fd. brass cap
- ● Set 1/2" I.R.
- ◉ Fd. 5/8" I.R.
- ⊙ Fd. 5/8" I.R. w/alum. cap
- ○ Fd. 3/4" I.R.



PARTITIONER AND LEGAL OWNER: Selmar Hutchins
P.O. Box 190,
Sutherlin, Oregon 97479
459-2244

Selmar Hutchins 12/16/75
Selmar Hutchins Date

NUMBER OF LOTS: 2

WATER SUPPLY: Well Water

SEWAGE: Roseburg, Sanitary

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

Glenn A. Baughman

DESCRIPTIONS: PARCEL #1

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 89°46'42" W 735.10 feet; thence N 67°19' E along said Southerly R/W line to an iron rod with a cap; thence N 81°56' E 45.0 feet to a 1/2" iron rod; thence leaving said Southerly R/W line S 0°42'46" E 222.48 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 201.01 foot radius curve left (the long chord of which bears S 58°16'48" W) 29.76 feet to a 1/2" iron rod; thence S 54°02'20" W 13.42 feet to a 1/2" iron rod; thence along an arc of a 1601.20 foot radius curve left (the long chord of which bears S 52°34'55" W) 81.43 feet to a 1/2" iron rod; thence S 51°07'30" W 97.13 feet to a 1/2" iron rod; thence leaving said Northerly R/W line and city limits line N 0°35'26" W 294.87 feet to the Point of Beginning, situated in Lot 12, 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 1.06 acres, more or less.

PARCEL #2

Beginning at a 1/2" 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 S 81°56' W 45.0 feet and S 67°19' W 143.23 feet and N 89° 46'42" W 735.10 feet; thence N 81°56' E 160.69 feet to a 5/8" iron rod; thence leaving said Southerly R/W line S 0°42'46" E 225.27 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 N 87°17'15" W along said Northerly R/W line and city limits line 56.93 feet to a 1/2" iron rod; thence along an arc of a 201.01 foot radius curve left (the long chord of which bears S 77°37'01" W) 105.92 feet to a 1/2" iron rod; thence leaving said Northerly R/W line and city limits line N 0°42'46" W 222.48 feet to the Point of Beginning, situated in Lot 12, 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 0.79 acres, more or less.

APPROVALS:

Planning Commission — Date 1-6-76

City ~~Engineer~~ — Date 12-23-75

3:02 p.m. '76- 295

I, [illegible], County Clerk and ex-officio [illegible] for said County, do hereby certify that the within instrument was received for record on the 7 day of [illegible] at 1:41 P. M., and recorded in Volume 2 on Page 149 of Minor Land Records of Douglas County, Oregon.

DOUGLAS D. McDONOUGH, County Clerk
Mary J. Leal

MAP FILE M58 - 80

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