

MINOR LAND PARTITION IN LOT 6, BROADMOOR, SEC. 1, T. 27S. R. 6W. W.M.

FOR: GOLDIE BEAMER
390 N.W. SWEETBRIAR AVE.
ROSEBURG, OREGON

BY: BHW ENG. & SURVEYING
TERMINAL BLDG. - ROSEBURG AIRPORT
ROSEBURG, OREGON

JAN., 1976

SCALE: 1" = 50'

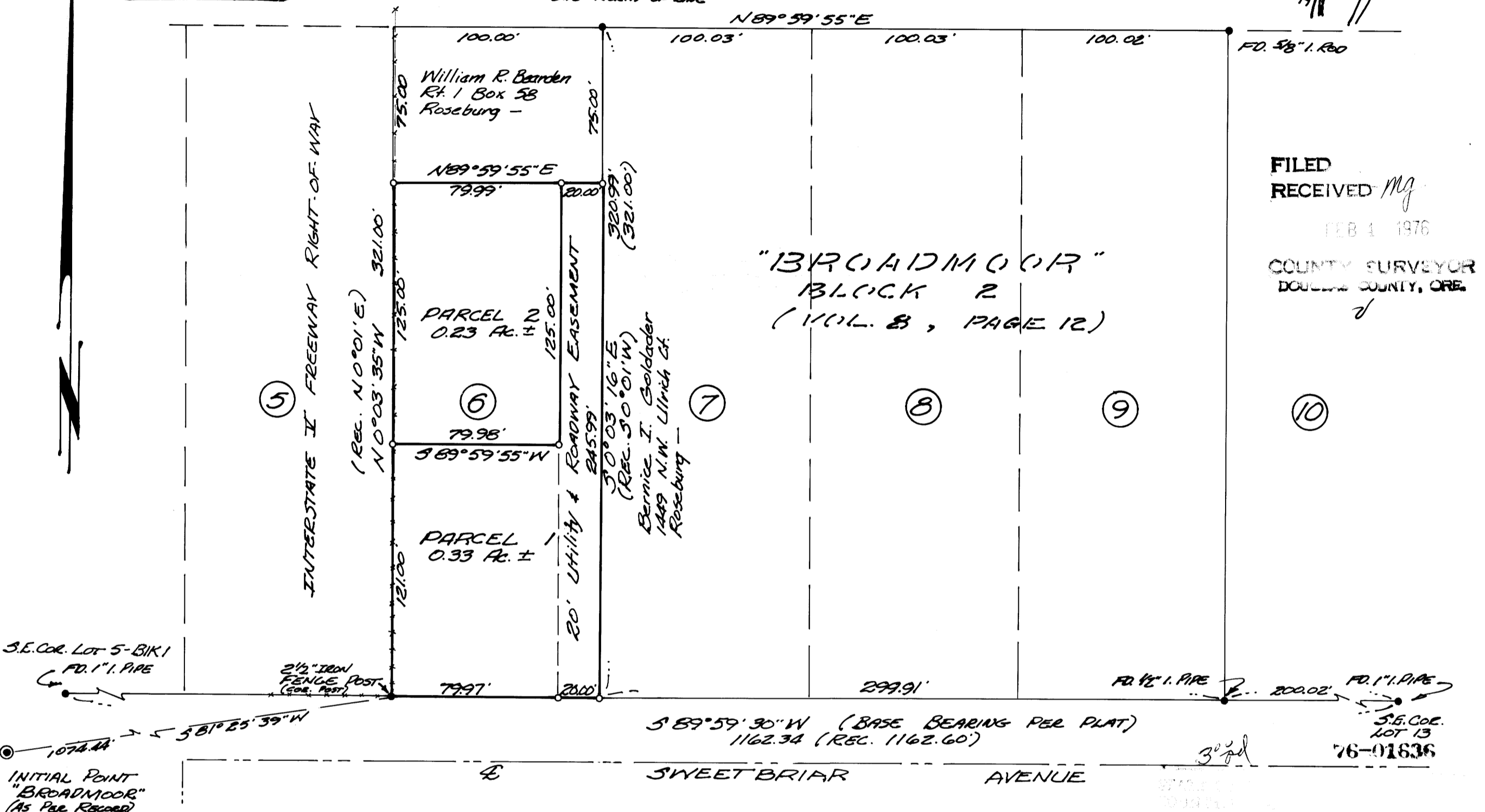
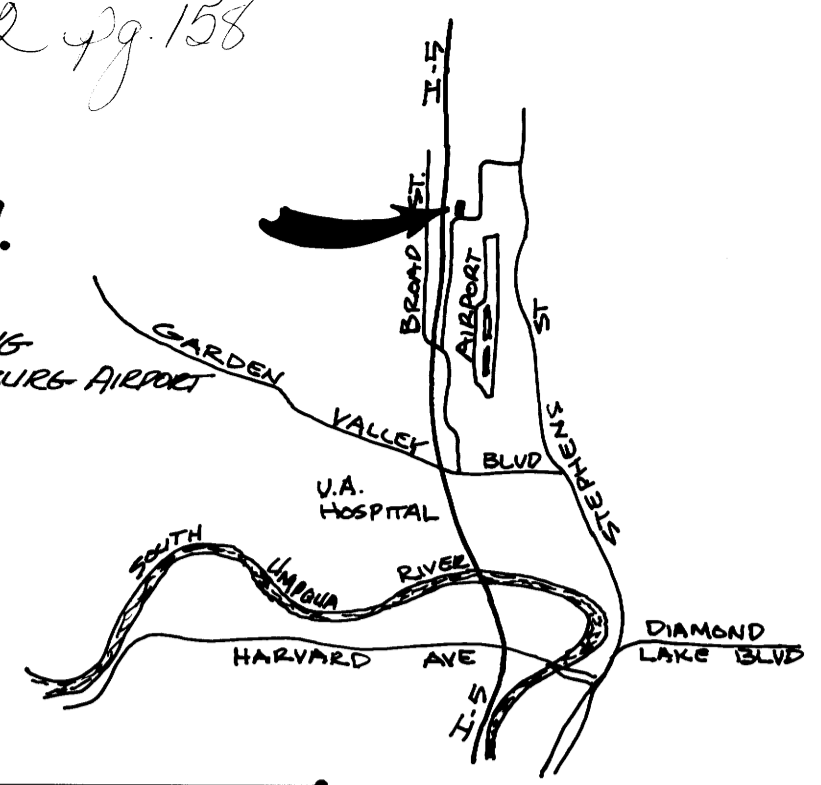
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

- — FD. MONUMENT
- — SET 3/4" IRON PIPE

WATER SUPPLY: OREGON WATER CORP.
SEWAGE: NORTH ROSEBURG SANITARY DISTRICT



FILED
RECEIVED *mg*
FEB 4 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

APPROVALS:

Wanda Russell
Planning Commission
Francis L. Ingam
County Surveyor

30 January 1976
Date
3 Feb 76
Date

FEB 4 1976 2:31 P
158
Minor land
DORIS L. WOODWORTH
Mary L. Seal

PARCEL NO. 1

A parcel of land lying in Lot 6, Block 2, BROADMOOR, as recorded in Volume 8, Page 12 in the Plat Records of Douglas County, Oregon, said parcel lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 2 1/4" iron post at the Southwest Corner of the above said Lot 6 from which point the Initial Point of the above said BROADMOOR bears S81°25'39"W 1074.44 feet; thence along the west line of said Lot 6 N0°03'35"W 121.00 feet to a 3/4" iron pipe; thence N89°59'55"E 79.98 feet to a 3/4" iron pipe; thence N0°03'16"W 125.00 feet to a 3/4" iron pipe; thence N89°59'55"E 20.00 feet to a 3/4" iron pipe set in the east line of said Lot 6; thence along said east line S0°03'16"E 245.99 feet to a 3/4" iron pipe set in the north line of Sweetbriar Avenue; thence along said north line S89°59'30"W 99.97 feet to the point of beginning and containing 0.33 acres of land, more or less.

The easterly 20.00 feet of the above described parcel is subject to a utility and roadway easement.

PARCEL NO. 2

A parcel of land lying in Lot 6, Block 2, BROADMOOR, as recorded in Volume 8, Page 12 in the Plat Records of Douglas County, Oregon, said parcel lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 3/4" iron pipe set in the west line of the above said Lot 6 from which the Initial Point of the above said BROADMOOR bears S75°10'33"W 1098.89 feet; thence along said west line N0°03'35"W 125.00 feet to a 3/4" iron pipe; thence N89°59'55"E 79.99 feet to a 3/4" iron pipe; thence S0°03'16"E 125.00 feet to a 3/4" iron pipe; thence S89°59'55"W 79.98 feet to the point of beginning and containing 0.23 acres of land, more or less.

Included with the above described Parcel No. 2 is a utility and roadway easement, 20.00 feet in width, the east line of said easement being described as follows: Beginning at a 3/4" iron pipe at the southeast corner of the above said Lot 6; thence along the east line of said Lot 6 N0°03'16"W 245.99 feet to a 3/4" iron pipe and there terminating.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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