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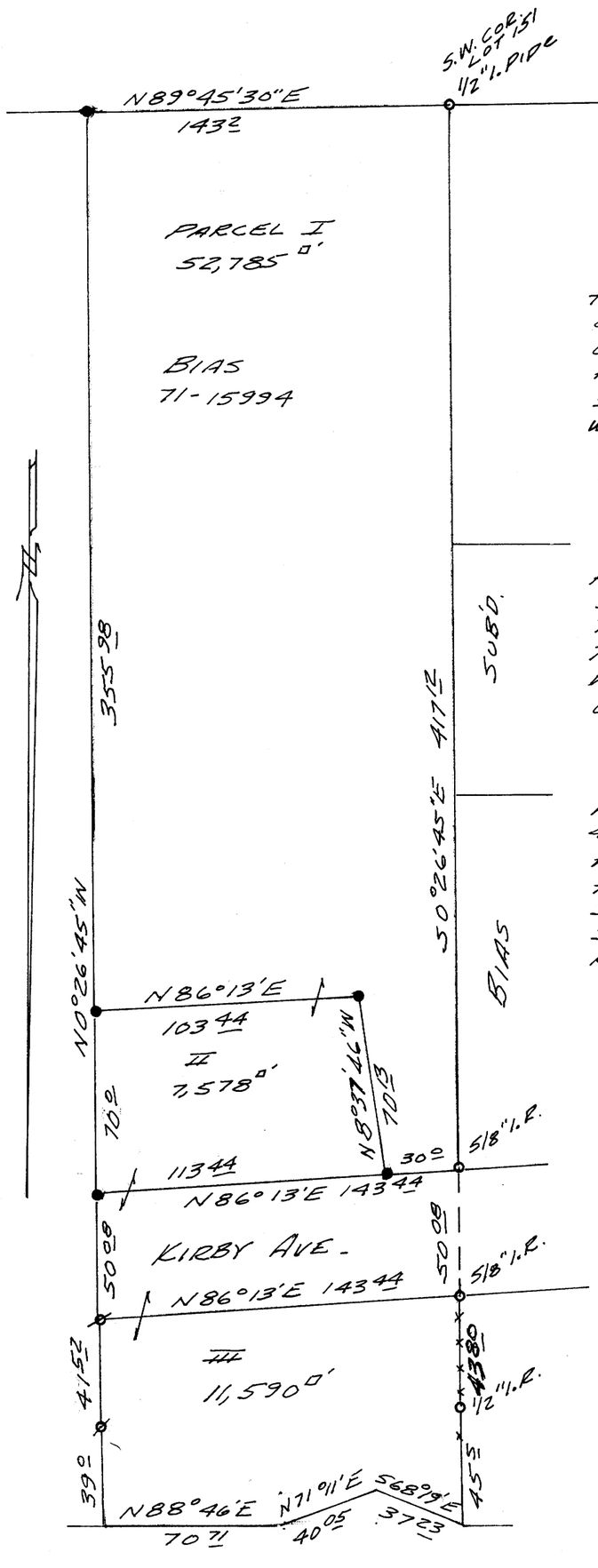
MINOR LAND PARTITION
IN THE WEST 1/2 of LOT 151
TRACT 1, PLAT 1,
ROSEBURG ORCHARDS CO.
SEC. 6 & 7, T. 27S., R. 5 W.W.M.
FOR KIRBY BIAS
by BRUCE ROGERS
SEPT., 1975 SCALE - 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR
Bruce R. Rogers
OREGON
BRUCE R. ROGERS
690

FILED
RECEIVED
APR 14 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M-59 - 63



PARCEL I

Beginning at the S.W. corner of Lot 151, Tract 1, Plat 1, Roseburg Orchards Co.; thence, along the south line of said Lot 151, N 89°45'30"E 143.20 ft. to a 5/8" iron rod set at the S.E. Corner of lands described in Inst. #71-15994; thence, along the East line of the West 1/2 of Lot 151, N0°26'45"W 355.98 ft. to a 5/8" iron rod; thence S 86°13'W 103.44 ft. to a 5/8" iron rod; thence N8°37'46" W 70.13 ft. to a 5/8" iron rod; thence S86°13'W 30.00 ft. to a 5/8" iron rod set in the East line of Bias subdivision; thence, along the west line of lot 151, S0°26'45"E 417.12 ft. to the place of beginning. All in the West 1/2 of Lot 151, Tract 1, Plat 1, Roseburg Orchards Co, Douglas County, Oregon, and containing 1.21 acres, more or less.

PARCEL II

Beginning at a 5/8" iron rod set in the East line of the west 1/2 of Lot 151, Tract 1, Plat 1, Roseburg Orchards Co., from which rod the S.W. corner of said Lot 151 bears S0°26'45"E 355.98 ft. and S89°45'30"W 143.20 ft.; thence, along said East line N0°26'45"W 70.00 ft. to a 5/8" iron rod; thence S86°13'W 113.44 ft. to a 5/8" iron rod; thence S8°37'46"E 70.13 ft. to a 5/8" iron rod; thence N86°13'E 103.44 ft. to the place of beginning. All in the West 1/2 of Lot 151, Tract 1, Plat 1, Roseburg Orchards Co., Douglas County Oregon, and containing 0.174 acres, more or less.

PARCEL III

Beginning at a 5/8" iron rod set in the East Line of Bias Subdivision, from which rod, the S.W. Corner of Lot 151, Tract 1, Plat 1, Roseburg Orchards Co. bears S0°26'45"E 467.20 ft.; thence, along said east line, N0°26'45"W 43.80 ft. to a 1/2" iron rod and N0°26'45"W 45.51 ft. to the centerline of Newton Cr.; thence, along said centerline, S68°19'E 37.23 ft., N71°11'E 40.05 ft. and N88°46'E 70.71 ft. to the East line of the West 1/2 of Lot 151; thence, along said East line S0°26'45"E 39.0 ft. to a 1/2" iron rod and S0°26'45"E 41.52 ft. to a 5/8" iron rod; thence S86°13'W 143.44 ft. to the place of beginning. All in the West 1/2 of Lot 151, Tract 1, Plat 1, Roseburg, Orchards Co. and containing 0.266 acres, more or less.

Fee 3.00 No. 76-05288

STATE OF OREGON
COUNTY OF DOUGLAS } ss.

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed APR 14 1976 at 9:01 A M. and Recorded in Volume 2 at Page 153 of Minor Land Records of Douglas County, Oregon.

DORIS L. WADSWORTH
County Clerk
By Mary L Bird
Deputy

o - FOUND MONUMENTS
● - SET 5/8" IRON ROD
ø - Set 1/2" I.R.
Bearings based on the East Line of Bias Sub'd.

APPROVALS
Robert Reynolds 9 April 1976
Planning Comm.
Francis L. Ingram 13 apr 76
Co. surveyor

COUNTY SURVEYORS FILE MAP
DO NOT REMOVE FROM OFFICE

MAP FILE M-58 - 63