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APR 19 1976

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76-05504

*Vol 2, pg 134*

I, Doris L. Weyerforth,  
Recorder  
do hereby  
filed  
APR 16 1976  
in Page 134  
Records of Douglas County, Ore.

MINOR LAND PARTITION  
IN LOT 2 FRUITVALE, SEC. 12, T27S, R6 W.W.M.

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

SURVEYED BY - W.S. BARNES ENGINEERING SERVICE  
MARCH 1976

SCALE 1" = 60'

APPLICANT & LEGAL OWNER

SIMS ELECTRIC, INC.  
721 S.E. OAK AVE. ROSEBURG, ORE.

*Ray Sims*  
PRESIDENT

LEGAL DESCRIPTION

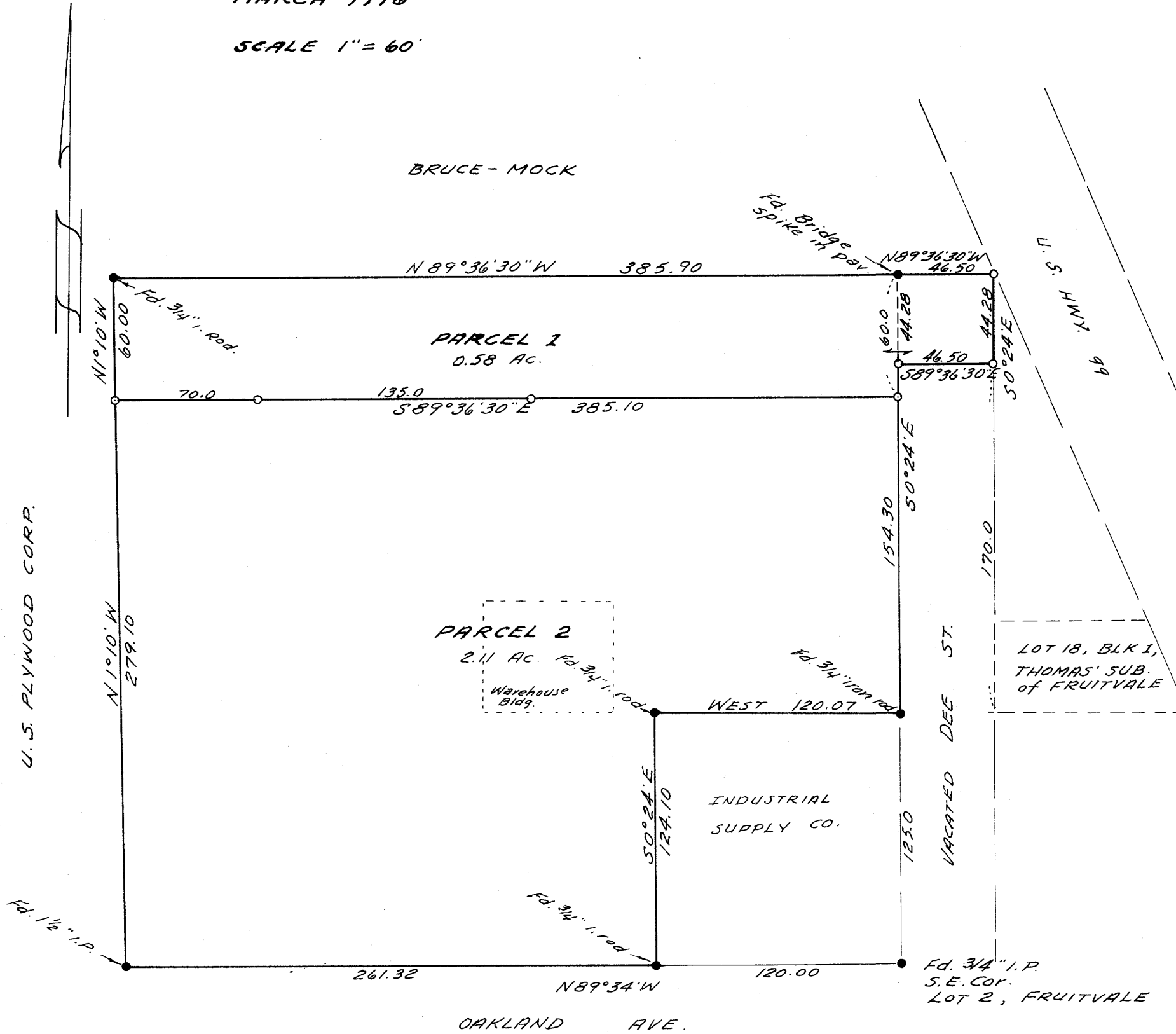
PARCEL 1

BEGINNING at a point on the southerly line of the Bruce-Mock property as described in Volume 589, Recorder's Nos. 75-18239 and 76-199, Douglas County records, from which the Southeast corner of Lot 2 Fruitvale bears S 0°24'E 339.3 feet; thence N 89°36'30"W along the southerly line of said Bruce-Mock property 385.90 feet to the easterly line of the U. S. Plywood Corp. property as described in Instrument No. 269363 of Douglas County records; thence S 1°10'E along the easterly line of said U. S. Plywood property 60.00 feet, thence S 89°36'30"E 385.10 feet; thence N 0°24'W 60.00 feet to the point of beginning, all in Lot 2, Fruitvale in Section 12, Township 27 South, Range 6 West, W.M., Douglas County, Oregon.

Also, all that portion of vacated Dee Street in Fruitvale Addition and Thomas's Subdivision of Fruitvale Addition to the City of Roseburg, Douglas County, Oregon, being West of a line described as commencing at a point 170 feet North of the Southwest corner of Lot 18 of Block 1 of said Thomas' Subdivision of Fruitvale Addition and extending North 44.28 feet from said point to the intersection of the easterly extension of the South line of Bruce-Mock property as described in Volume 589, Recorder's Nos. 75-18239 and 76-199, records of Douglas County, Oregon.

PARCEL 2

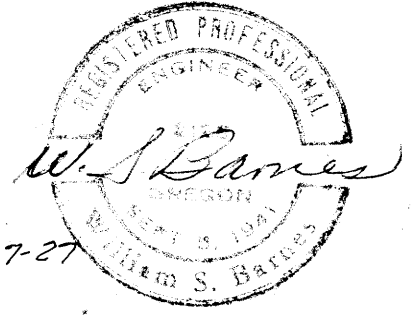
BEGINNING at a 3/4" iron rod on the southerly line of Lot 2 Fruitvale from which the southeast corner of said Lot 2 bears S 89°34'E 120.00 ft., thence N 89°34'W along the southerly line of said Lot 2 261.32 ft. to a 1 1/2" iron pipe on the easterly line of the U. S. Plywood property as described in Instr. No. 269363 of Douglas County records, thence N 1°10'W along the easterly line of the U. S. Plywood property 279.10 ft. to a 5/8" iron rod, thence S 89°36'30"E 385.10 ft. to a 5/8" iron rod on the east line of said Lot 2, thence S 0°24'E along the easterly line of said Lot 2 154.30 ft. to a 3/4" iron rod on the northerly line of the Industrial Supply Co. property as described in Instr. No. 71-4443 of Douglas County records, thence West along the northerly line of said Industrial Supply Co. property 120.07 ft. to a 3/4" iron rod, thence S 0°24'E along the westerly line of the Industrial Supply Co. property 124.10 ft. to the point of beginning, containing 2.11 acres, more or less; all in Lot 2 Fruitvale in Section 12, T 27 S, R 6 W, W.M., Douglas County, Ore.



APPROVALS

PLANNING COMM. PUBLIC WORKS DIRECTOR  
*Fruitvale* 4-14-76 DATE  
PRESIDENT SECRETARY  
*Nadal John* 4/14/76 DATE  
SECRETARY

- Monuments Found.
- o 3/8" iron rods set.
- Reference - C.S. Maps M34-14 & M7-27



MAP FILE 59-65

MAP FILE 59-65