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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

M60-1

MINOR LAND PARTITIONING
IN N.E. $\frac{1}{4}$ & S.E. $\frac{1}{4}$ SEC. 29, T26S, R6W, W.M.
April, 1976

Scale: 1" = 200'

76-06437

PARTITIONER:

Troy Roberts
1031 N.W. Keasey
Roseburg, OR. 97470
Phone: 672-4794

LEGAL OWNER OF RECORD:

Same as Above

TOTAL NUMBER OF LOTS:

Two (including original parcel)

MAP PREPARED BY:

Victor M. McLind
Route 4, Box 379
Roseburg, OR. 97470
Phone: 679-7873

Victor M. McLind

APPROVALS:

Richard P. ...
PLANNING COMMISSION

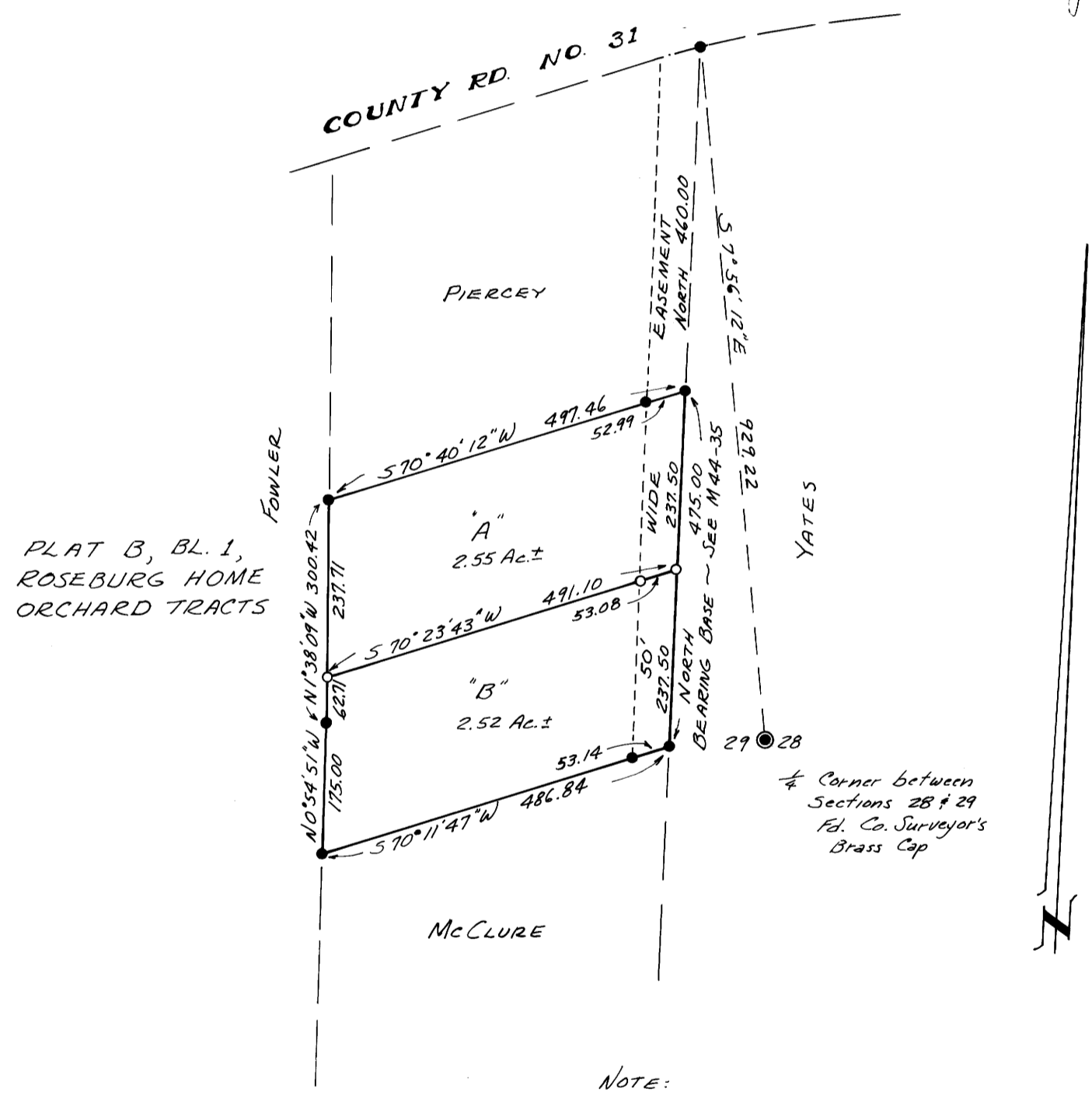
30 April 1976
DATE

Francis L. Ingram
COUNTY SURVEYOR

3 May 76
DATE

1145 P
Minor Land

Mary J. Seal



PLAT B, BL. 1,
ROSEBURG HOME
ORCHARD TRACTS

Corner between
Sections 28 & 29
Pd. Co. Surveyor's
Brass Cap

LEGEND

- ~ Indicates Found $\frac{5}{8}$ " Iron Rod
- ~ Indicates Set $\frac{5}{8}$ " x 30" Iron Rod

NOTE:
It is in the mutual interest of
the owners of Parcels 'A' and 'B'
to maintain in good condition the
easement road to their parcels.

PARCEL 'A'

A parcel of land in Section 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as follows:
Beginning at a $\frac{5}{8}$ " iron rod from which the one-quarter section corner between Sections 28 and 29, said township and range, bears North 460.00 feet and 57°56'12" E 929.22 feet; thence from said point of beginning, South 237.50 feet to a $\frac{5}{8}$ " iron rod; thence S 70°23'43" W 491.10 feet to a $\frac{5}{8}$ " iron rod; thence N 1°38'09" W 237.71 feet to a $\frac{5}{8}$ " iron rod; thence N 70°40'12" E 497.46 feet to the point of beginning, containing 2.55 acres of land, more or less.

Excepting an easement for road purposes over a strip of land 50.00 feet in width, the easterly line of which is the easterly line of the above described 2.55 acre parcel of land.

Including an easement for road purposes over a strip of land 50.00 feet in width, the easterly line of which is described as follows: beginning at a $\frac{5}{8}$ " iron rod at the northeast corner of the above described 2.55 acre parcel of land; thence North 460.00 feet to a $\frac{5}{8}$ " iron rod on the southerly right-of-way line of County Road No. 31.

PARCEL 'B'

A parcel of land in Section 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as follows:
Beginning at a $\frac{5}{8}$ " iron rod from which the one-quarter section corner between Sections 28 and 29, said township and range, bears North 697.50 feet and S 7°56'12" E 929.22 feet; thence from said point of beginning, S 70°23'43" W 491.10 feet to a $\frac{5}{8}$ " iron rod; thence S 1°38'09" E 62.71 feet to a $\frac{5}{8}$ " iron rod; thence S 0°54'51" E 175.00 feet to a $\frac{5}{8}$ " iron rod; thence N 70°11'47" E 486.84 feet to a $\frac{5}{8}$ " iron rod; thence North 237.50 feet to the point of beginning, containing 2.52 acres of land, more or less.

Excepting an easement for road purposes over a strip of land 50.00 feet in width, the easterly line of which is the easterly line of the above described 2.52 acre parcel of land

Including an easement for road purposes over a strip of land 50.00 feet in width, the easterly line of which is described as follows: beginning at a $\frac{5}{8}$ " iron rod at the northeast corner of the above described 2.52 acre parcel of land; thence North 697.50 feet to a $\frac{5}{8}$ " iron rod on the southerly right-of-way line of County Road No. 31.

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