

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Vol. 2 pg. 193

MINOR LAND PARTITION  
Lot 31, Tract 1, Plat 1, Roseburg Orchards Co.  
Sec. 6, Township 27 South, Range 5 West, W.M.  
Surveyed for Robert Vierra by Don E. Garrett  
May 1976 Scale 1" Equals 50'  
o - Set 5/8" Iron Rod  
● - Found Iron Rod w/Yellow Plastic Cap

PARTITIONER:  
Robert Vierra  
3239 NE Hughes  
Roseburg, Oregon  
Phone: 673-4613

FILED ✓  
RECEIVED ✓  
MAY 26 1976

LEGAL OWNER OF RECORD:  
Same as above

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

TOTAL NO. OF LOTS 3

WATER SUPPLY Oregon Water Corp.

SEWER DISPOSAL: North Roseburg San.

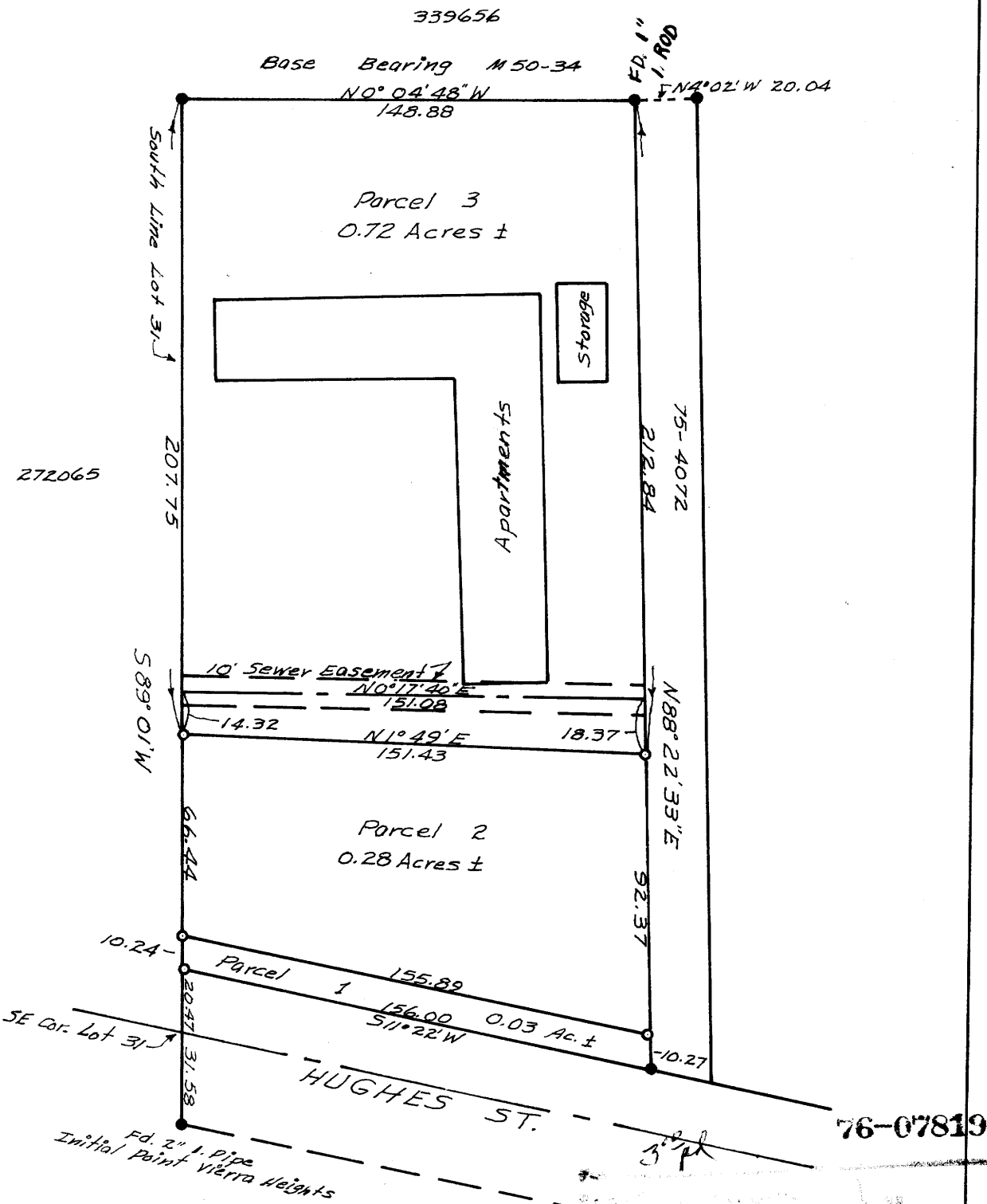
MAP PREPARED BY:  
Don E. Garrett  
Rt. 4 Box 187-A  
Roseburg, Oregon  
Phone: 679-9528

PARCEL 1 (To be dedicated to the public)  
A portion of Lot 31, Tract 1, Plat 1, Roseburg Orchards Company, as the same is recorded in Vol. 4, Page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:  
Beginning at a 5/8" iron rod set in the South Line of the above said Lot 31, from which point the Southeast Corner of said Lot 31 bears N 89° 01' E 20.47 feet; thence along the above said South Line S 89° 01' W 10.24 feet to a 5/8" iron rod; thence N 11° 22' E 155.89 feet to a 5/8" iron rod set in the South Line of that property described in Int. No. 75-4072 in the Deed Records of Douglas County, Oregon; thence along said South Line N 88° 22' 33" E 10.27 feet to an iron rod with a yellow plastic cap set in the Westerly Line of Hughes Street; thence along said Westerly Line S 11° 22' W 156.00 feet to the place of beginning and containing 0.03 acres of land more or less.

PARCEL 2  
A portion of Lot 31, Tract 1, Plat 1, Roseburg, Orchards Company, as the same is recorded in Vol. 4, Page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:  
Beginning at a 5/8" iron rod set in the South Line of the above said Lot 31, from which point the Southeast Corner of said Lot 31 bears N 89° 01' E 30.71 feet; thence along the above said South Line S 89° 01' W 66.44 feet to a 5/8" iron rod; thence N 1° 49' E 151.43 feet to a 5/8" iron rod set in the South Line of that property described in Int. No. 75-4072 in the Deed Records of Douglas County, Oregon; thence along said South Line N 88° 22' 33" E 92.37 feet to a 5/8" iron rod; thence S 11° 22' W 155.89 feet to the place of beginning and containing 0.28 acres of land more or less.

PARCEL 3  
A portion of Lot 31, Tract 1, Plat 1, Roseburg Orchards Company, as the same is recorded in Vol. 4, Page 60, in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:  
Beginning at a 5/8" iron rod set in the South Line of the above said Lot 31, from which point the Southeast Corner of said Lot 31 bears N 89° 01' E 97.15 feet; thence along the above said South Line S 89° 01' W 207.75 feet to an iron rod with a plastic cap; thence along the East Line of that property described in Int. No. 339656 in the Deed Records of Douglas County, Oregon, N 0° 04' 48" W 148.88 feet to a 5/8" iron rod set in the South Line of that property described in Int. No. 75-4072 in the Deed Records of Douglas County, Oregon; thence along said South Line N 88° 22' 33" E 212.84 feet to a 5/8" iron rod; thence S 1° 49' W 151.43 feet to the place of beginning and containing 0.72 acres of land more or less.  
The above described parcel of land is subject to a sewer easement, 10 feet in width, 5 feet on each side of a centerline which is described as follows:

Beginning at a point on the South Line of the above said parcel of land, from which point the Southeast Corner of said parcel bears N 89° 01' E 14.32 feet; thence along the above said centerline N 0° 17' 40" E 151.08 feet to the North Line of said parcel of land.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Don E. Garrett*  
OREGON  
JULY 14, 1961  
DON E. GARRETT  
544

MAY 27 1976

193

Minor Land

*Mary L. Paul*

APPROVALS

*Richard [Signature]*  
PLANNING COMMISSION

24 May 1976  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

26 May 1976  
DATE

