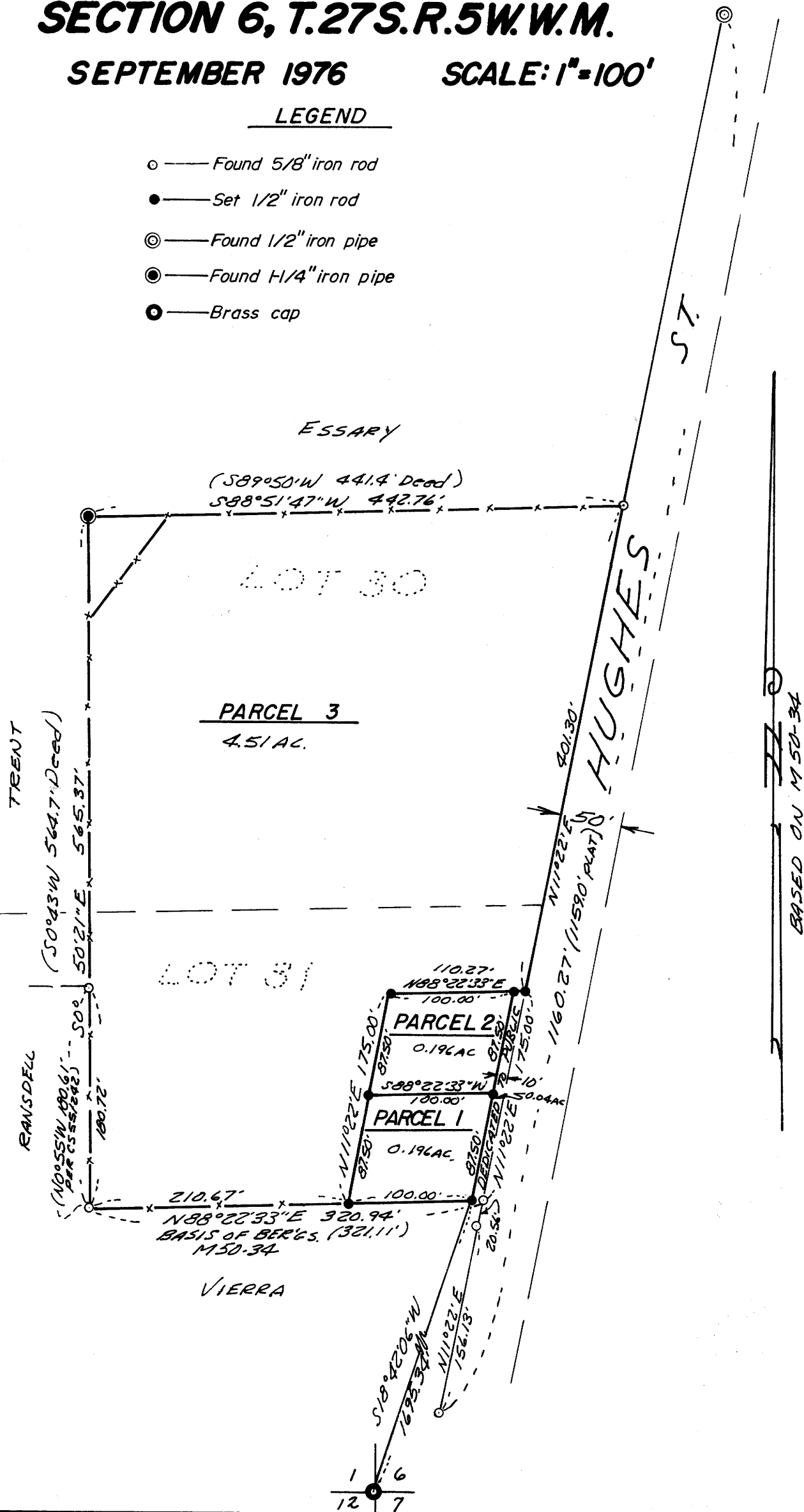


MINOR LAND PARTITION IN LOTS 30, 31 - TRACT 1, PLAT 1, ROSEBURG ORCHARD'S COMPANY SECTION 6, T.27S.R.5W.W.M.

SEPTEMBER 1976 SCALE: 1"=100'

LEGEND

- — Found 5/8" iron rod
- — Set 1/2" iron rod
- ⊙ — Found 1/2" iron pipe
- ⊗ — Found 1/4" iron pipe
- ⊙ — Brass cap



PARTITIONER AND LEGAL OWNER:

Moises B. and Dayle A. Rosas
3326 N. E. Hughes
Roseburg, Oregon 97470
673-5041

FILED
RECEIVED MLL

NOV 2 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glen S. Baughman
OREGON
JULY 4, 1964
GLEN S. BAUGHMAN
539

NUMBER OF LOTS: 3

WATER SUPPLY: Oregon Water Corporation

SEWAGE: North Roseburg Sewer District

MAP PREPARED BY: Baughman Surveying Service
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod from which the Southwest corner of Section 6, Township 27 South, Range 5 West W.M. bears S 18°42'06" W 1695.34 feet; thence S 88°22'33" W 100.0 feet to a 1/2" iron rod; thence N 11°22' E 87.50 feet to a 1/2" iron rod; thence N 88°22'33" E 100.0 feet to a 1/2" iron rod; thence S 11°22' W 87.50 feet to the Point of Beginning, situated in Lot 31, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon; containing 0.196 acres, more or less.

PARCEL #2

Beginning at a 1/2" iron rod from which the Southwest corner of Section 6, Township 27 South, Range 5 West W.M. bears S 11°22' W 87.50 feet and S 18°42'06" W 1695.34 feet; thence S 88°22'33" W 100.00 feet to a 1/2" iron rod; thence N 11°22' E 87.50 feet to a 1/2" iron rod; thence N 88°22'33" E 100.0 feet to a 1/2" iron rod; thence S 11°22' W 87.50 feet to the Point of Beginning, situated in Lot 31, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon; containing 0.196 acres, more or less.

PARCEL #3

Beginning at a 1/2" iron rod from which the Southwest corner of Section 6, Township 27 South, Range 5 West W.M. bears N 88°22'33" E 100.0 feet and S 18°42'06" W 1695.34 feet; thence N 11°22' E 175.0 feet to a 1/2" iron rod; thence N 88°22'33" E 110.27 feet to a 1/2" iron rod on the Westerly R/W line of Hughes Street; thence N 11°22' E along said Westerly R/W line 401.30 feet to a 1/2" iron rod on the North line of Lot 30, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon; thence leaving said Westerly R/W line S 88°51'47" W along the North line of said Lot 30, 442.76 feet to a 1 1/4" iron pipe; thence leaving the North line of said Lot 30, S 0°50'21" E along the East line of the Trent lands and the East line of the Ransdell lands, 565.37 feet to a 5/8" iron rod; thence N 88°22'33" E 210.67 feet to the Point of Beginning, situated in Lots 30 and 31, Tract 1, Plat 1 of said Roseburg Orchards Company plat; containing 4.51 acres, more or less.

APPROVALS:

Keith L. Cubic
Planning Commission

9/22/76
Date

Francis L. Ingram
County Surveyor

11/1/76
Date

3098
STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of said County, in and for said County,
do hereby certify that the within instrument was
filed NOV 2 1976 at 11:11 A.M.
and recorded in Volume 2
at Page 251 of Minor Land
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
County Clerk
Maryel Deal

COUNTY SURVEYORS FILE
DO NOT REMOVE FROM OFFICE