

MINOR LAND PARTITION

IN BLOCK 19, KINNEY'S IMPROVED PLAT

SECTION 18, T.27S. R.5W.W.M.

JUNE 1976 SCALE: 1"=50'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED

NOV 2 1976

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER & LEGAL OWNER:

Cascade Investment Co.
Rt. 1, Box 427,
Roseburg, Oregon 97470

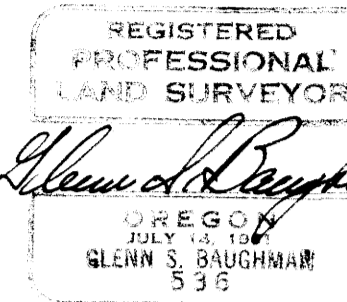
Vol. 2 pg. 250
George W. James Jr. (Pres)
George W. James Jr. President

NUMBER OF LOTS: 3

WATER SUPPLY: Oregon Water Corporation

SEWAGE: Roseburg Sanitary

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



DESCRIPTIONS: PARCEL #1

Beginning at the Northwest corner of Block 19, Kinney's Improved Plat as recorded in Volume 1, page 41, Plat Records of Douglas County, Oregon, being marked by a PK nail; thence South along the East R/W line of Casper Street 226.89 feet to a 1/2" iron rod; thence leaving said East R/W line, N 69°16'45" E 139.71 feet to a 1/2" iron rod; thence N 45°03'40" W 67.49 feet to a 1/2" iron rod; thence N 44°47'30" E 90.05 feet to a 1/2" iron rod; thence along an arc of a 20.00 foot radius curve left (the long chord of which bears N 7°16'50" W) 36.35 feet to a 1/2" iron rod; thence N 59°21'10" W 67.90 feet to a 1/2" iron rod on the South R/W line of Commercial Avenue; thence S 89°58'48" W along said South R/W line 83.93 feet to the Point of Beginning, situated in Block 19 of said Kinney's Improved Plat and in Section 18, Township 27 South, Range 5 West W.M., containing 24,247 square feet, more or less.

PARCEL #2

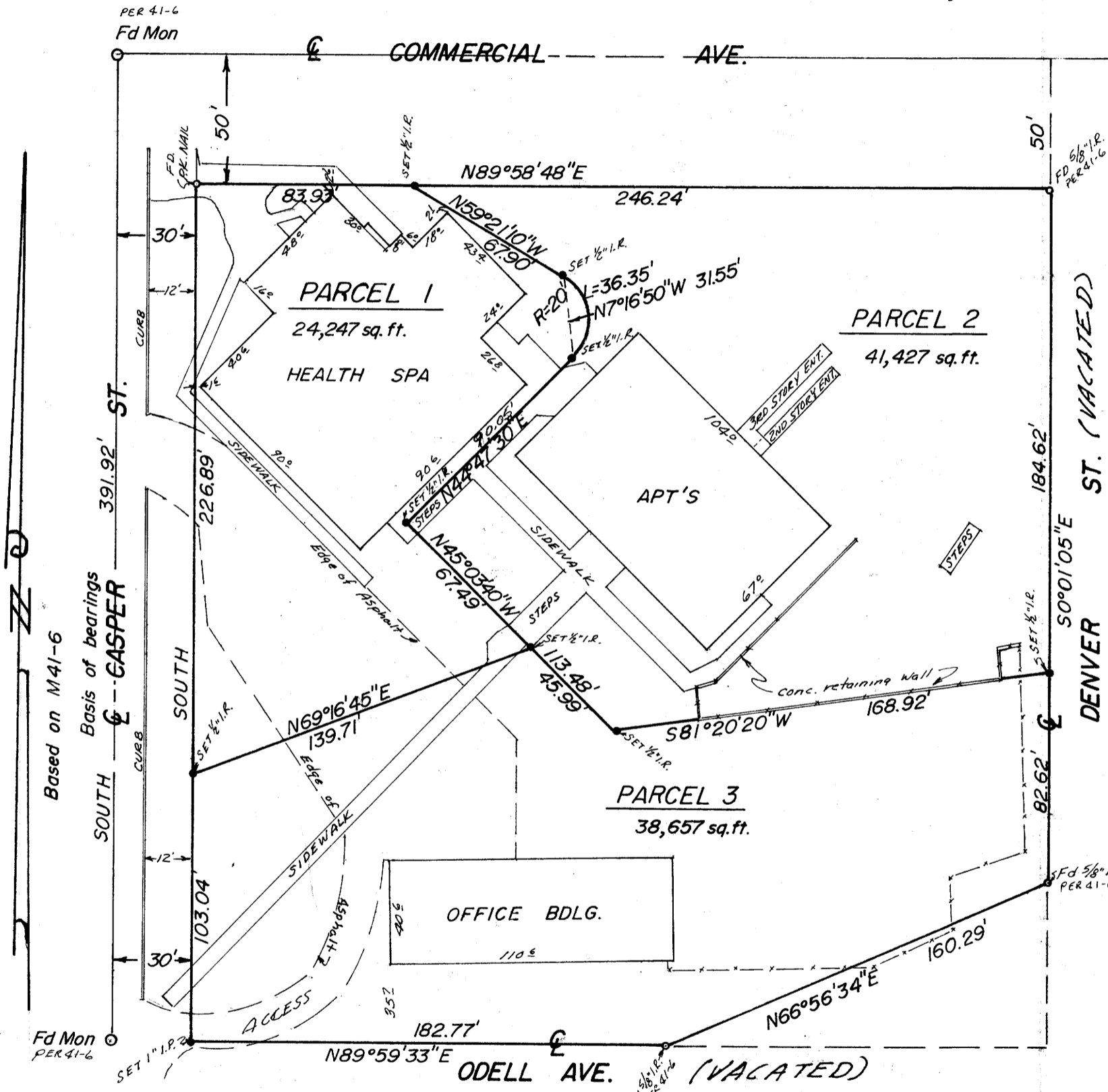
Beginning at a 1/2" iron rod on the South R/W line of Commercial Avenue, from which the Northwest corner of Block 19, Kinney's Improved Plat as recorded in Volume 1, page 41, Plat Records of Douglas County, Oregon, bears S 89°58'48" W 83.93 feet; thence N 89°58'48" E along said South R/W line 246.24 feet to a 5/8" iron rod on the center line of Denver Street (vacated); thence S 0°01'05" E along said center line, 184.62 feet to a 1/2" iron rod; thence leaving said center line and run along a portion of an existing retaining wall, S 81°20'20" W 168.92 feet to a 1/2" iron rod; thence N 45°03'40" W 113.48 feet to a 1/2" iron rod; thence N 44°47'30" E 90.05 feet to a 1/2" iron rod; thence along an arc of a 20.00 foot radius curve left (the long chord of which bears N 7°16'50" W) 36.35 feet to a 1/2" iron rod; thence N 59°21'10" W 67.90 feet to the Point of Beginning, situated in Block 19, said Kinney's Improved Plat and in Section 18, Township 27 South, Range 5 West W.M., containing 41,427 square feet, more or less.

PARCEL #3

Beginning at a 1/2" iron rod on the East R/W line of Casper Street from which the Northwest corner of Block 19, Kinney's Improved Plat as recorded in Volume 1, page 41, Plat Records of Douglas County, Oregon bears North 226.89 feet; thence South along said East R/W line to a 1" iron pipe on the center line of Odell Avenue (vacated) 103.04 feet; thence N 89°59'33" E along said center line 182.77 feet to a 5/8" iron rod; thence leaving said center line N 66°56'34" E 160.29 feet to a 5/8" iron rod on the center line of Denver Street (vacated); thence N 0°01'05" W along said center line 82.62 feet to a 1/2" iron rod; thence leaving said center line and run along a portion of an existing retaining wall, S 81°20'20" W 168.92 feet to a 1/2" iron rod; thence N 45°03'40" W 45.99 feet to a 1/2" iron rod; thence S 69°16'45" W 139.71 feet to the Point of Beginning, situated in Block 19 of said Kinney's Improved Plat and in Section 18, Township 27 South, Range 5 West W.M., containing 38,657 square feet, more or less.

APPROVALS: Approved by the Roseburg Public Works Department on this _____ day of _____, 1976.

CITY OF ROSEBURG
Public Works Department
Planning Commission Chairman
Secretary
Date: 6/21/76



76-17735
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 1 1976 at 2:19 P.M. and recorded in Volume 2 at Page 250 of the Minor Plat records of Douglas County, Oregon.
DORIS L. WADSWORTH
Mary L. Seal

• Denotes corner set (as shown)
NOTE: Parking requirements per agreement dated June 4, 1976, between City of Roseburg and Cascade Investment Company.

MAP FILE M62-9

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