

MINOR LAND PARTITIONING

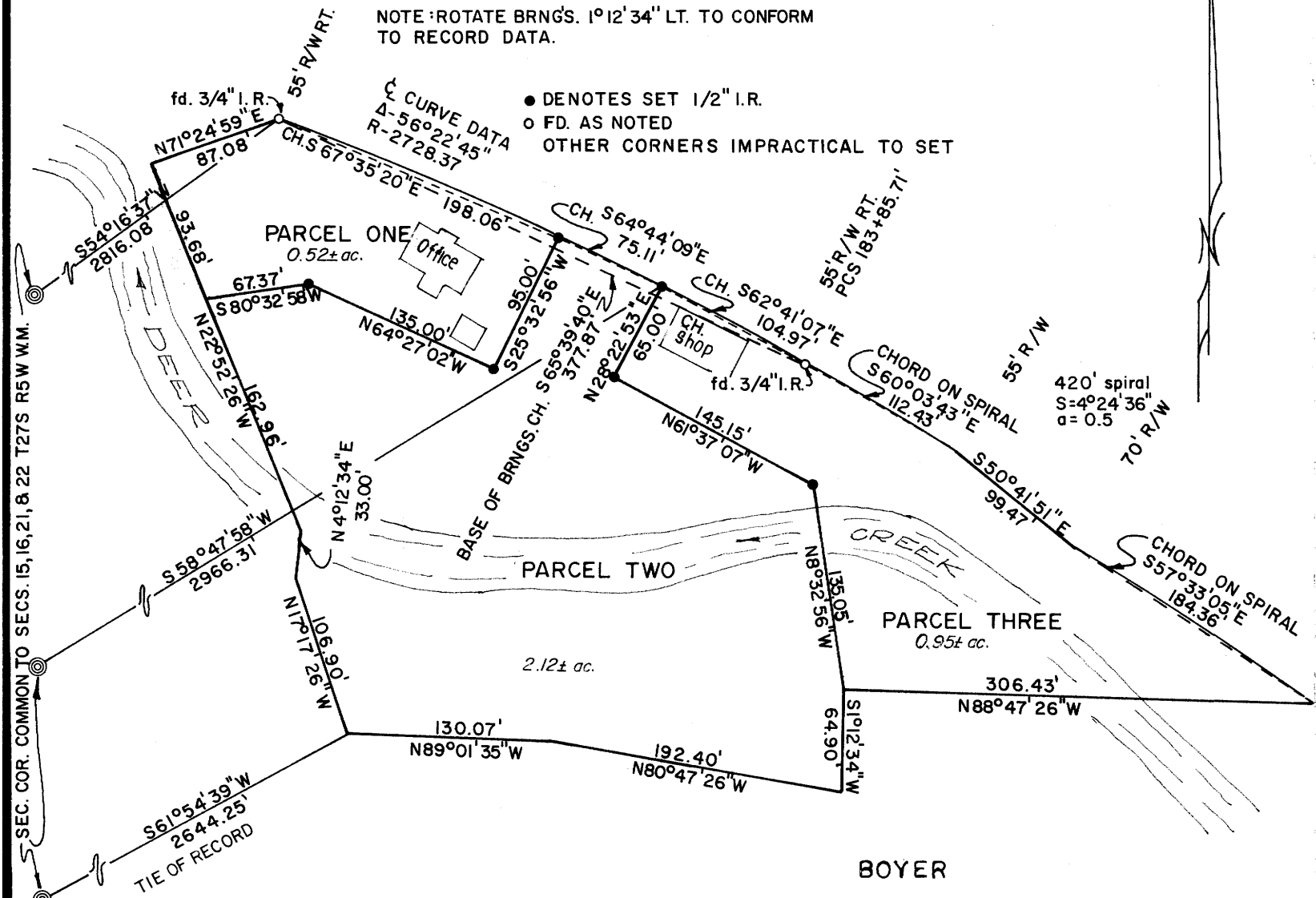
IN SECTION 15 T27S R5W WM

JANUARY 1977 SCALE 1"=100'

BEARINGS BASED ON SOUTHERLY R/W LINE CO. RD. NO. 4
S65°39'40"E

NOTE: ROTATE BRNGS. 1°12'34" LT. TO CONFORM
TO RECORD DATA.

● DENOTES SET 1/2" I.R.
○ FD. AS NOTED
OTHER CORNERS IMPRACTICAL TO SET



NOTE: Parcel #2 does not have any means of approved sewage disposal. (2-1-77 mll)

APPROVALS:

Keith L. Cubic
Planning Commission

1/24/77
Date

Francis Lo Ingram
County Surveyor

1-25-77
Date

PARTITIONER AND LEGAL OWNER:

Baughman Technical Service Inc.
Rt. 1, Box 351,
Roseburg, Or. 97470
672-5971

NUMBER OF LOTS: 3

WATER SUPPLY: Dixonville Water

SEWAGE: Sub-surface (See Note)

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

DESCRIPTIONS: PARCEL #1

Beginning at a 3/4" iron rod on the Southerly R/W line of County Road No. 4, from which the section corner common to Sections 15, 16, 21 and 22, Township 27 South, Range 5 West W.M. bears S 54°16'37" W 2816.08 feet; thence along said R/W on a chord of S 67°35'20" E 198.06 feet to a 1/2" iron rod; thence S 25°32'56" W 95.0 feet to a 1/2" iron rod; thence N 64°27'02" W 135.0 feet to a 1/2" iron rod; thence S 80°32'58" W 67.37 feet to a point; thence N 22°52'26" W 93.68 feet to a point on said County Road R/W; thence along said R/W N 71°24'59" E 87.08 feet to the Point of Beginning; This parcel contains 0.52 acre, more or less.

PARCEL #2

Beginning at a point from which the section corner common to Sections 15, 16, 21 and 22, Township 27 South, Range 5 West W.M. bears S 61°54'39" W 2644.25 feet; thence N 17°17'26" W 106.90 feet; thence N 4°12'34" E 33.0 feet; thence N 22°52'26" W 162.96 feet; thence N 80°32'58" E 67.37 feet to a 1/2" iron rod; thence S 64°27'02" E 135.0 feet to a 1/2" iron rod; thence N 25°32'56" E 95.0 feet to a 1/2" iron rod on the Southerly R/W line of County Road No. 4; thence along said R/W line on a chord S 64°44'09" E 75.11 feet to a 1/2" iron rod; thence S 28°22'53" W 65.0 feet to a 1/2" iron rod; thence S 61°37'07" E 145.15 feet to a 1/2" iron rod; thence S 8°32'56" E 135.05 feet; thence S 1°12'34" W 64.9 feet; thence N 80°47'26" W 192.40 feet; thence N 89°01'35" W 130.07 feet to the Point of Beginning; The above described parcel contains 2.12 acres, more or less.

PARCEL #3

Beginning at a 1/2" iron rod on the Southerly R/W line of County Road No. 4 from which the section corner common to Sections 15, 16, 21 and 22, Township 27 South, Range 5 West W.M. bears S 58°47'58" W 2966.31 feet; thence along said R/W on a chord S 62°41'07" E 104.97 feet to a 3/4" iron rod; thence continuing along said R/W S 60°03'43" E 112.43 on a chord; thence S 50°41'51" E 99.47 feet; thence S 57°33'05" E 184.36 feet on a chord; thence leaving said R/W N 88°47'26" W 306.43 feet; thence N 8°32'56" W 135.05 feet to a 1/2" iron rod; thence N 61°37'07" W 145.15 feet to a 1/2" iron rod; thence N 28°22'53" E 65.00 feet to the Point of Beginning; The above described parcel contains 0.95 acre, more or less.

77-1429
STATE OF OREGON
COUNTY OF DIXON
I, Doris L. Wadsworth,
Recorder of the County of Dixon, Oregon, do hereby certify that the within instrument was
filed and Recorded in Volume 2 at Page 284 of Minor Land
Records of Dixon County, Oregon.
Doris L. Wadsworth
Recorder

FILED
RECEIVED MLL

COUNTY SURVEYOR
DIXON COUNTY, ORE.
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Alan S. Baughman
ALAN S. BAUGHMAN
JULY 14, 1961
OREGON
536

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M63-3

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