

MINOR LAND PARTITION OF LOT 138, TRACT 1, PLAT 1, ROSEBURG ORCHARD'S CO., - SEC. 7, T.27S. R.5W.W.M.

FEBRUARY 1977 — SCALE: 1" = 100'

PARTITIONER AND LEGAL OWNER:

Donald G. and Shirley M. Caskey
264 N.E. Caskey Court
Roseburg, Oregon 97470
672-1557

FILED
RECEIVED MLL

NUMBER OF LOTS:

3

WATER SUPPLY:

Oregon Water Corporation

SEWAGE:

North Roseburg Sanitary

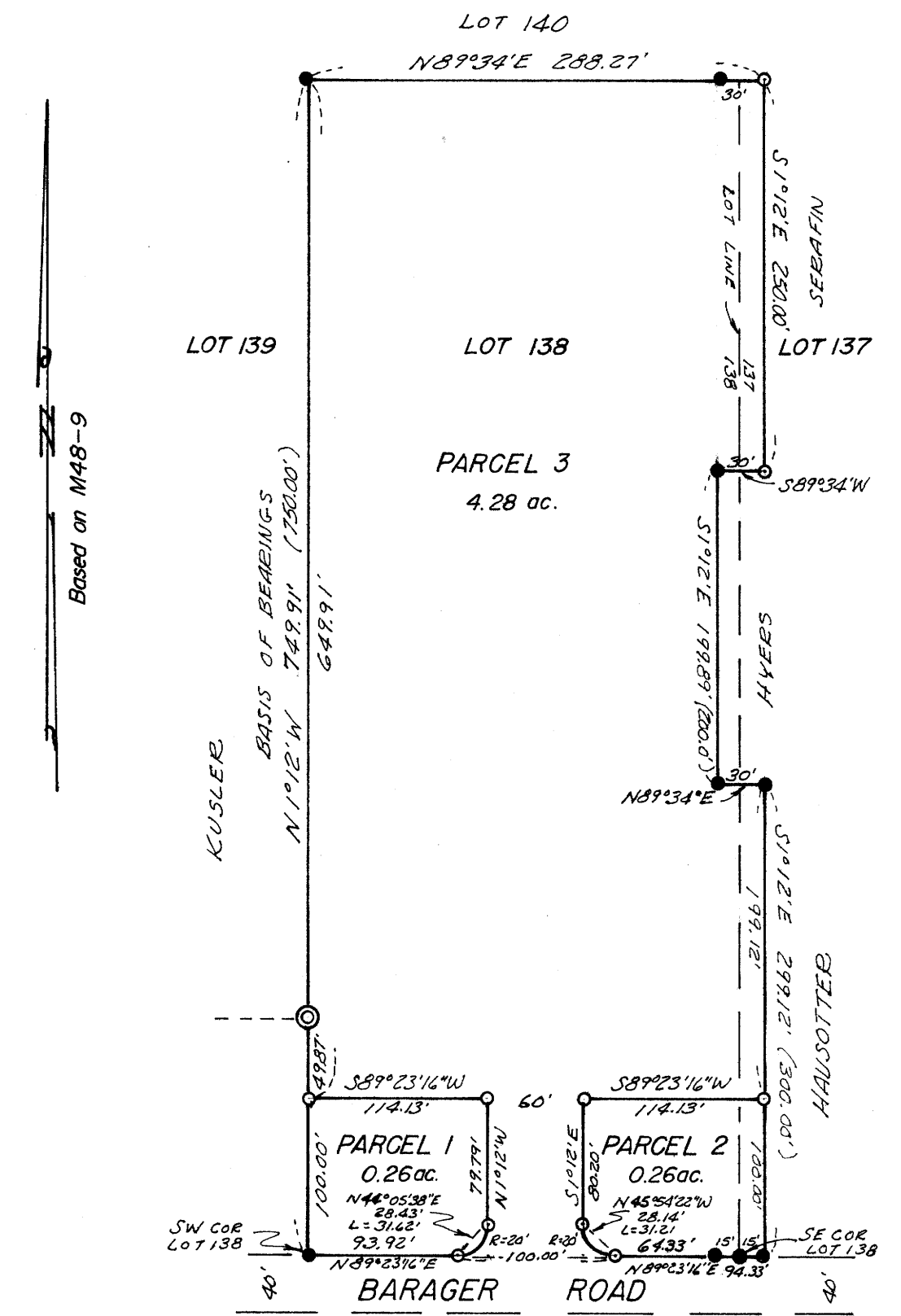
MAP PREPARED BY:

C & G ENGINEERING INC.
P.O. BOX 222,
Roseburg, Oregon 97470
672-5971

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
MC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536



DESCRIPTIONS:

PARCEL NO. 1

Beginning at a 5/8" iron rod at the Southwest corner of Lot 138, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon; thence N 89°23'16" E along the North R/W line of Barager Road 93.92 feet to a 5/8" iron rod; thence leaving said North R/W line along an arc of a 20 foot radius curve left (the long chord of which bears N 44°05'38" E) 31.62 feet to a 5/8" iron rod; thence N 1°12' W 79.79 feet to a 5/8" iron rod; thence S 89°23'16" W 114.13 feet to a 5/8" iron rod on the West boundary of the aforementioned Lot 138; thence S 1°12' E along said West boundary 100 feet to the Point of Beginning, situated in Lot 138 of said Tract 1, Plat 1, Roseburg Orchards Company in Douglas County, Oregon; containing 0.26 acres, more or less.

PARCEL NO. 2

Beginning at a 5/8" iron rod at the Southeast corner of Lot 138, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon; thence N 89°23'16" E along the North R/W line of Barager Road 15.0 feet to a 5/8" iron rod; thence leaving said North R/W line N 1°12' W 100.0 feet to a 5/8" iron rod; thence S 89°23'16" W 114.13 feet to a 5/8" iron rod; thence S 1°12' E 80.20 feet to a 5/8" iron rod; thence along an arc of a 20 foot radius curve left (the long chord of which bears S 45°54'22" E) 31.21 feet to a 5/8" iron rod on the North R/W line of Barager Road; thence N 89°23'16" E along said North R/W line 79.33 feet to the Point of Beginning, situated in Lots 137 and 138 of said Tract 1, Plat 1, Roseburg Orchards Company in Douglas County, Oregon; containing 0.26 acres, more or less.

PARCEL NO. 3

Beginning at a 5/8" iron rod from which the Southwest corner of Lot 138, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in volume 4, page 60, Plat Records of Douglas County, Oregon, bears S 1°12' E 100.0 feet; thence N 1°12' W 649.91 feet to a 5/8" iron rod at the Northwest corner of said Lot 138; thence N 89°34' E 288.27 feet to a 5/8" iron rod; thence S 1°12' E 250.0 feet to a 5/8" iron rod; thence S 89°34' W 30.0 feet to a 5/8" iron rod; thence S 1°12' E 199.89 feet to a 5/8" iron rod; thence N 89°34' E 30.0 feet to a 5/8" iron rod; thence S 1°12' E 199.12 feet to a 5/8" iron rod; thence S 89°23'16" W 114.13 feet to a 5/8" iron rod; thence S 1°12' E 80.20 feet to a 5/8" iron rod; thence along an arc of a 20 foot radius curve left (the long chord of which bears S 45°54'22" E) 31.21 feet to a 5/8" iron rod on the North R/W line of Barager Road; thence S 89°23'16" W along said North R/W line 100.0 feet to a 5/8" iron rod; thence along an arc of a 20 foot radius curve left (the long chord of which bears N 44°05'38" E) 31.62 feet to a 5/8" iron rod; thence N 1°12' W 79.79 feet to a 5/8" iron rod; thence S 89°23'16" W 114.13 feet to the Point of Beginning, situated in Lots 137 and 138 of said Tract 1, Plat 1, Roseburg Orchards Company in Douglas County, Oregon; containing 4.28 acres, more or less.

LEGEND

- — Set 5/8" iron rod
- — Found 5/8" iron rod
- ⊙ — Found 1/2" iron rod

77-4662
MADE BY
I, Doris L. Wadsworth, County Clerk of said County, do hereby certify that this map was filed for record on MAR 15 1977 at 9:45 A.M. in Book 297 Minor Land.
DORIS L. WADSWORTH
Mary Seal

APPROVALS:

Keith L. Cubic
Planning Commission

3/13/77
Date

Francis L. Ingram
County Surveyor

3-15-77
Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE