

MINOR LAND PARTITION IN LOT 12, FRUITVALE SECTION 12, T.27S. R.6W.W.M.

MARCH 1977 SCALE: 1"=50'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER:

Luth Building Co.
P.O. Box 244,
Winchester, OR 97495
672-1976

FILED
RECEIVED MLL

APR 18 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

NUMBER OF LOTS: 2

WATER SUPPLY: Oregon Water Corporation

SEWAGE: North Roseburg Sanitary Dist.

MAP PREPARED BY: C & G ENGINEERING INC.
P.O. Box 222,
Roseburg, OR 97470
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

DESCRIPTIONS: PARCEL NO. 1

Beginning at a 1/2" iron rod at the intersection of the West R/W line of Vine Street and the North R/W line of Brooklyn Avenue, being the Southeast corner of Lot 12, Fruitvale as recorded in volume 2, page 16, Plat Records of Douglas County, Oregon; thence N 0°58' W along the West R/W line of Vine Street 70.0 feet to a 1/2" iron rod; thence leaving said West R/W line S 89°53' W 125.0 feet to a 1/2" iron rod; thence S 0°58' E 70.0 feet to a 1/2" iron rod on the North R/W line of Brooklyn Avenue; thence N 89°53' E along said North R/W line 125.0 feet to the Point of Beginning, situated in Lot 12 of said Fruitvale; containing 0.20 acres, more or less.

PARCEL NO. 2

Beginning at a 1/2" iron rod at the intersection of the West R/W line of Vine Street and the North R/W line of Brooklyn Avenue, being the Southeast corner of Lot 12, Fruitvale as recorded in volume 2, page 16, Plat Records of Douglas County, Oregon; thence N 0°58' W along the West R/W line of Vine Street 70.0 feet to a 1/2" iron rod being the TRUE POINT OF BEGINNING; thence continuing along said West R/W line N 0°58' W 66.57 feet to a 1/2" iron rod; thence leaving said West R/W line West 352.08 feet to a 1/2" iron rod; thence S 1°13' E 137.30 feet to a 1" square bolt on the North R/W line of Brooklyn Avenue; thence along said North R/W line N 89°53' E 226.47 feet to a 1/2" iron rod; thence leaving said North R/W line N 0°58' W 70.0 feet to a 1/2" iron rod; thence N 89°53' E 125.0 feet to the TRUE POINT OF BEGINNING, situated in Lot 12 of said Fruitvale; containing 0.91 acres, more or less.

APPROVALS:

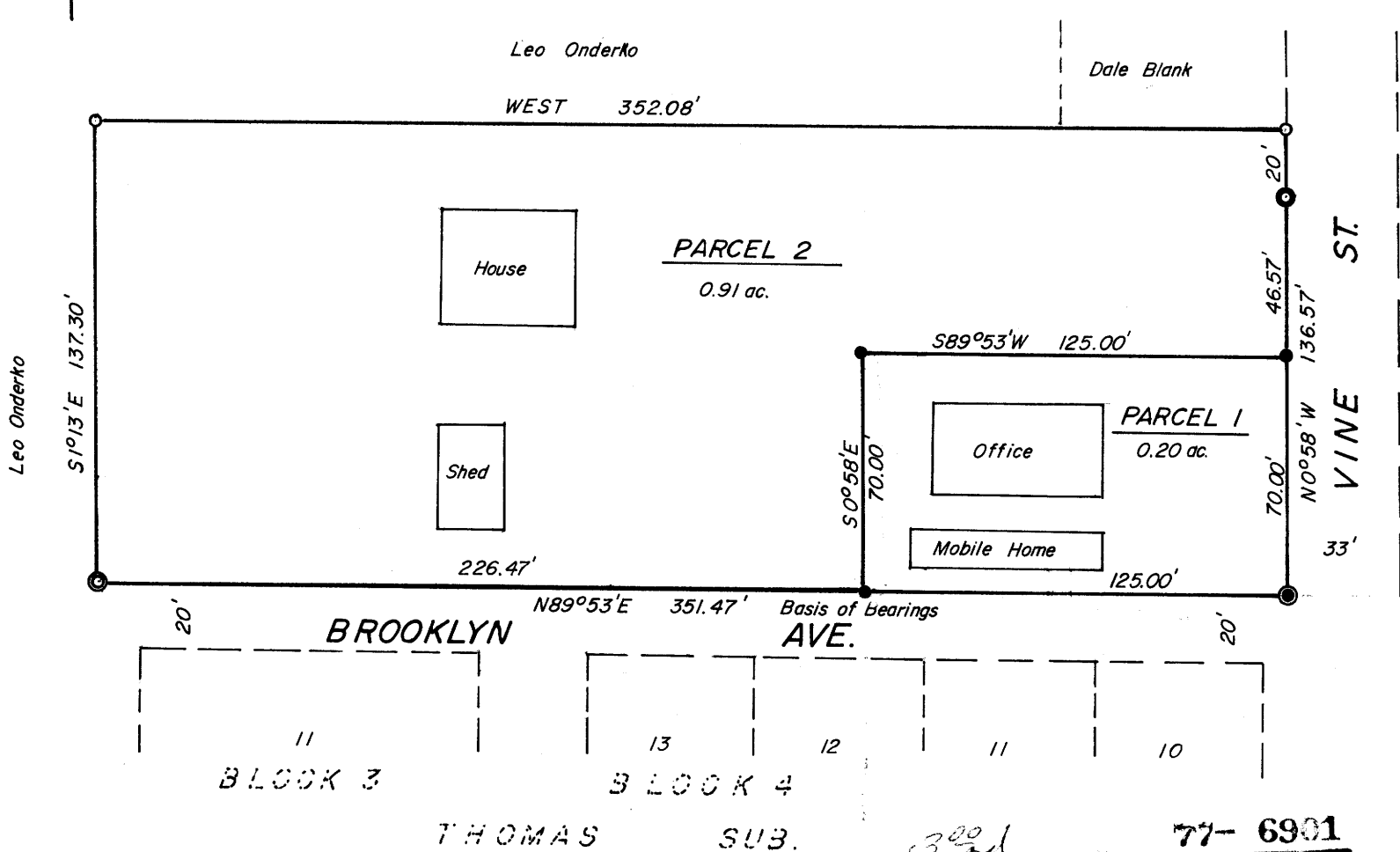
Keith L. Cubic
Planning Commission

4/13/77
Date

Francie L. Ingram
County Surveyor

4-18-77
Date

Based on CS 58/75



LEGEND

- — Set 1/2" iron rod
- — Found 1/2" iron rod
- — Found 3/4" iron pipe
- — Set 1/2" iron rod, over 1" iron pipe
- — Found 1" sq. bolt

300
77-6901
STATE OF OREGON
COUNTY OF DOUGLAS

I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Deeds, in and for said County,
do hereby certify that the within instrument was
filed on 3/13/77 at 11:31 A.M.
and recorded in Volume 3
at Page 10 Minor Land
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
County Clerk

Mary L. Seal