

MINOR LAND PARTITION

IN LOT 3 BLOCK 4 SHINN'S ADDITION - SECTION 22, T.27S. R.6W.W.M.
ROSEBURG, OREGON

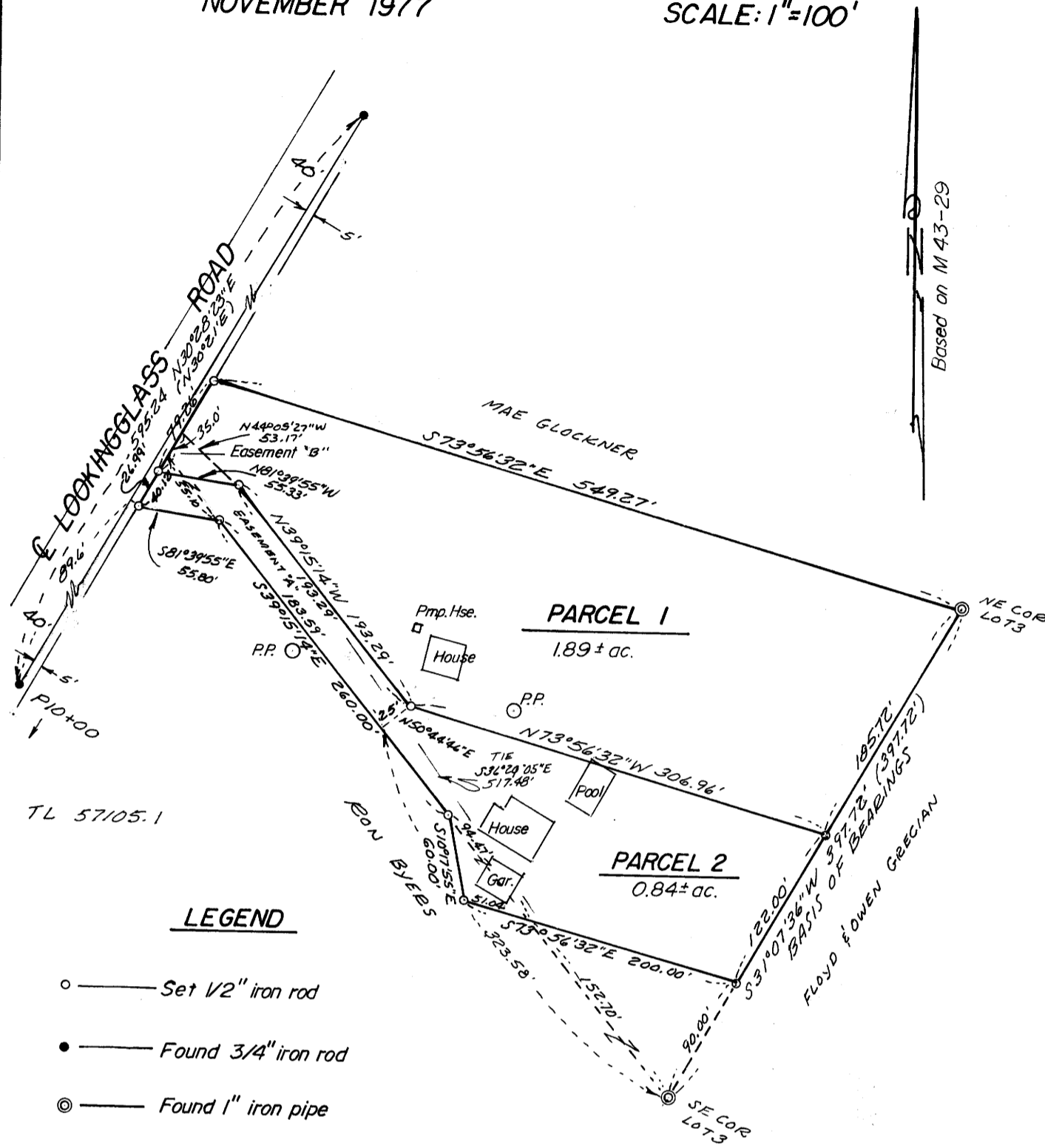
NOVEMBER 1977

SCALE: 1"=100'

FILED
RECEIVED
JAN 10 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
PLAT 12, 201
GLENN S. BAUGHMAN
S 12



LEGEND

- — Set 1/2" iron rod
- — Found 3/4" iron rod
- ⊙ — Found 1" iron pipe

PARTITIONER AND LEGAL OWNER:
Jehovah Witness of Roseburg
% Thomas O. Moore
11 N.W. Mountain View
Roseburg, Oregon

I, Bill Bass, President, and Merle Sanders, Secretary, representing the owners of the real property shown and described in the annexed plat, have caused the same to be surveyed for the purpose of conveying said property.

Bill Bass
Bill Bass, President
Merle Sanders
Merle Sanders, Secretary

By the order of the City of Roseburg Planning Commission
Approved Jan 4, 1978.

Lois L. Allen
President
Robert Reed
Secretary

Don Bentz
Don Bentz
Public Works Director

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1978 JAN 5 PM 4 40 3/138

BY *Mary J. Deal*
DEPUTY
No. 78-00201 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

I, Glenn S. Baughman, do hereby certify that I have correctly surveyed and monumented the lands shown on the annexed plat, of which the following is a true and correct description:

PARCEL 1

Beginning at a 1" iron pipe at the Northeast corner of Lot 3, Block 4, Shinn's Addition, as recorded in Volume 6, Page 6, Plat Records of Douglas County, Oregon; thence S 31°07'36" W along the Easterly line of said Lot 3 185.72 feet to a 1/2" iron rod; thence leaving said Easterly line N 73°56'32" W 306.96 feet to a 1/2" iron rod; thence N 39°15'14" W 193.29 feet to a 1/2" iron rod; thence N 81°39'55" W 55.33 feet to a 1/2" iron rod on the Easterly R/W line of Lookingglass Road; thence N 30°28'23" E along said Easterly R/W line 79.26 feet to a 1/2" iron rod; thence leaving said Easterly R/W line S 73°56'32" E along the Northerly line of said Lot 3 549.27 feet to the Point of Beginning, situated in Lot 3, Block 4 of said Shinn's Addition, containing 1.89 acres, more or less.

TOGETHER WITH easement "A" and SUBJECT TO easement "B" as described below.

PARCEL 2

Beginning at a 1/2" iron rod on the Easterly line of Lot 3, Block 4, Shinn's Addition as recorded in Volume 6, Page 6, Plat Records of Douglas County, Oregon, from which the Northeast corner of said Lot 3 bears N 31°07'36" E 185.72 feet; thence N 73°56'32" W 306.96 feet to a 1/2" iron rod; thence N 39°15'14" W 193.29 feet to a 1/2" iron rod; thence N 81°39'55" W 55.33 feet to a 1/2" iron rod on the Easterly R/W line of Lookingglass Road; thence along said Easterly R/W line S 30°28'23" W 26.99 feet to a 1/2" iron rod; thence leaving said Easterly R/W line S 81°39'55" E 55.80 feet to a 1/2" iron rod; thence S 10°17'55" E 60.00 feet to a 1/2" iron rod; thence S 73°56'32" E 200.00 feet to a 1/2" iron rod on the aforementioned Easterly line of said Lot 3; thence N 31°07'36" E along said Easterly line 122.00 feet to the Point of Beginning, situated in Lot 3, Block 4 of said Shinn's Addition, containing 0.84 acres, more or less.

TOGETHER WITH easement "B" and SUBJECT TO easement "A" as described below.

EASEMENT "A"

Beginning at a point from which the Southeast corner of Lot 3, Block 4, Shinn's Addition as recorded in Volume 6, Page 6, Plat Records of Douglas County, Oregon bears S 39°15'14" E 323.58 feet; thence N 39°15'14" W 183.59 feet to a 1/2" iron rod; thence N 81°39'55" W 55.80 feet to a 1/2" iron rod on the Easterly R/W line of Lookingglass Road; thence N 30°28'23" E along said Easterly R/W line 26.99 feet to a 1/2" iron rod; thence leaving said Easterly R/W line S 81°39'55" E 55.33 feet to a 1/2" iron rod; thence S 39°15'14" E 193.29 feet to a 1/2" iron rod; thence S 50°44'46" W 25.00 feet to the Point of Beginning, situated in Lot 3, Block 4 of said Shinn's Addition.

EASEMENT "B"

Beginning at a 1/2" iron rod from which the Southeast corner of Lot 3, Block 4, Shinn's Addition as recorded in Volume 6, Page 6, Plat Records of Douglas County, Oregon bears S 36°29'05" E 517.48 feet; thence N 44°05'27" W 53.17 feet to a point on the Easterly R/W line of Lookingglass Road; thence S 30°28'23" W along said Easterly R/W line 35.00 feet to a 1/2" iron rod; thence leaving said Easterly R/W line S 81°39'55" E 55.33 feet to the Point of Beginning, situated in Lot 3, Block 4, of said Shinn's Addition.

COUNTY SURVEYORS FILE DATE
DO NOT REMOVE FROM OFFICE

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