

20-89W

MINOR LAND PARTITION

IN LOT 11, PLAT "G" - S.L. & W. CO. - SEC. 17, T.25S. R.5W.W.M.
JANUARY 1978 - SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED ✓
RECEIVED MLC

JAN 20 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND
LEGAL OWNER:

Selmar A. Hutchins
Rt. 3, Box 1884
Roseburg, OR 97470
672-1592

Based on West line Plat "G"

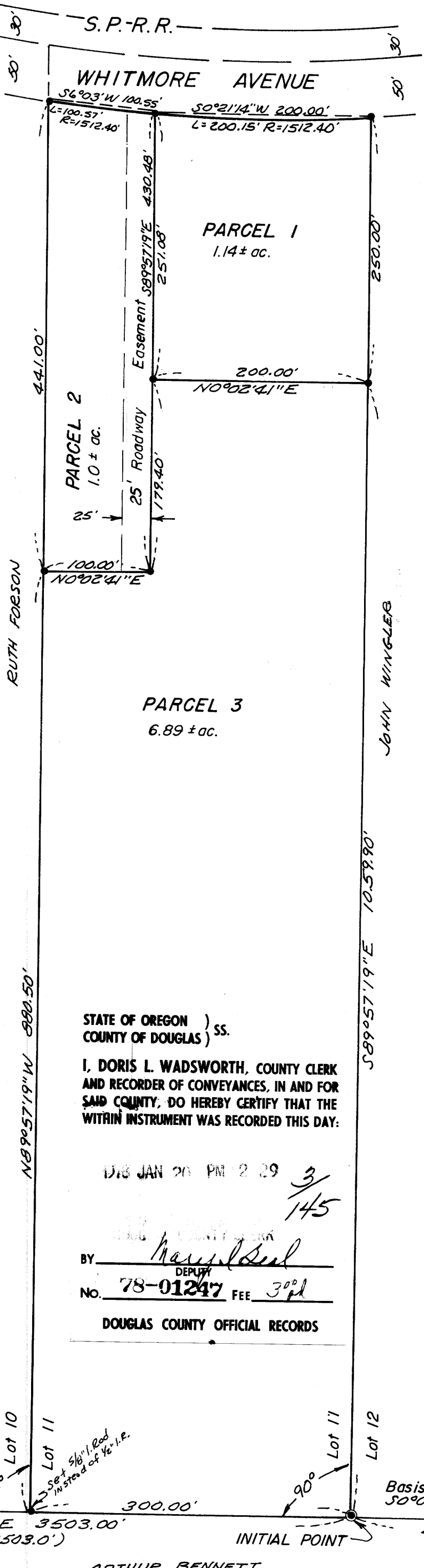
1/19/78
Date

1-20-78
Date

Keith & Cubic
Planning Commission

Armin L. Dayman
County Surveyor

APPROVALS:



NUMBER OF LOTS: 3

SEWAGE:

Sub-surface

WATER SUPPLY:

Well site approval at this time.

MAP PREPARED BY:

Baughman Technical Services, Inc.
P.O. Box 222
Roseburg, OR 97470
672-5971 or 673-0966

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GLENN S. BAUGHMAN
536

PARCEL #1

Beginning at a 1/2" Iron Rod on the North line of Lot 12, Plat "G", Sutherlin Land and Water Company, as recorded in Volume 3, Page 6, Plat Records of Douglas County Oregon, from which the Southwest corner of Lot 11, of said Plat "G", bears N 89° 57' 19" W 1,059.90 feet; thence N 0° 02' 41" E 200.00 feet to a 1/2" Iron Rod; thence S 89° 57' 19" E 251.08 feet to a 1/2" Iron Rod on the Westerly right-of-way line of Whitmore Avenue; thence along said Westerly right-of-way line, on an arc of a 1,512.40 foot radius curve left (the long chord of which bears S 0° 21' 14" W) 200.15 feet to a 1/2" Iron Rod; thence leaving said Westerly right-of-way line N 89° 57' 19" W along the aforementioned North line of said Lot 12, 250.00 feet to the Point of Beginning, containing 1.14 acres, more or less.

PARCEL #2

Beginning at a 1/2" Iron Rod from which the Southwest corner of Lot 11, Plat "G", Sutherlin Land and Water Company, as recorded in Volume 3, Page 6, Plat Records of Douglas County Oregon, bears S 0° 02' 41" W 200.00 feet and N 89° 57' 19" W 1,059.90 feet; thence N 89° 57' 19" W 179.40 feet to a 1/2" Iron Rod; thence N 0° 02' 41" E 100.00 feet to a 1/2" Iron Rod on the South line of Lot 10, of said Plat "G"; thence S 89° 57' 19" E along said South line, 441.00 feet to a 1/2" Iron Rod on the Westerly right-of-way line of Whitmore Avenue; thence along said Westerly right-of-way line, on an arc of a 1,512.40 foot radius curve left (the long chord of which bears S 6° 03' W) 100.57 feet to a 1/2" Iron Rod; thence leaving said Westerly right-of-way line, N 89° 57' 19" W 251.08 feet to the Point of Beginning, situated in Lot 11, of said Plat "G", Sutherlin Land and Water Co., containing 1.00 acres, more or less.

SUBJECT TO A 25 foot non-exclusive easement being the South 25 feet of the above described parcel.

PARCEL #3

Beginning at the Southwest corner of Lot 11, Plat "G", Sutherlin Land and Water Co., as recorded in Vol. 3, Page 6, Plat Records of Douglas Co. Oregon; thence S 89° 57' 19" E along the North line of Lot 12 of said Plat "G", 1,059.90 ft. to a 1/2" Iron Rod; thence leaving said North line, N 0° 02' 41" E 200.00 ft. to a 1/2" Iron Rod; thence N 89° 57' 19" W 179.40 ft. to a 1/2" Iron Rod; thence N 0° 02' 41" E 100.00 feet to a 1/2" Iron Rod on the South line of Lot 10 of said Plat "G"; thence N 89° 57' 19" W along said South line 880.50 feet to a 5/8" Iron Rod; thence S 0° 02' 41" W along the West line of Lot 11 of said Plat "G" 300.00 feet to the Point of Beginning, situated in Lot 11, of said Plat "G", containing 6.89 acres, more or less.

TOGETHER WITH A 25 foot non-exclusive easement being the South 25 feet of Parcel #2, as described above.

Basis of Bearings
50°02'41" W (SOUTH)
24" OAK BEARS N54°E 37.8 feet (Visible Scribe)
23" OAK BEARS S18°30'E 25.6 feet (Visible Scribe)
Fd. Stone 5" x 10" x 16" on rotted face
0.875.

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.

DIG JAN 20 PM 2 29 3/145

BY Arthur Bennett
DEPUTY
NO. 78-01247 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

ARTHUR BENNETT

LEGEND

- — Not Found
- — Set 1/2" iron rod
- ⊙ — Found 3/4" iron pipe
- ⊙ — Found 2" iron pipe
- — Found Stone

(S89°45'07"E 395.70')
S89°41'E 395.700'

Parcel 3
Page 145

MAP FILE 168-42