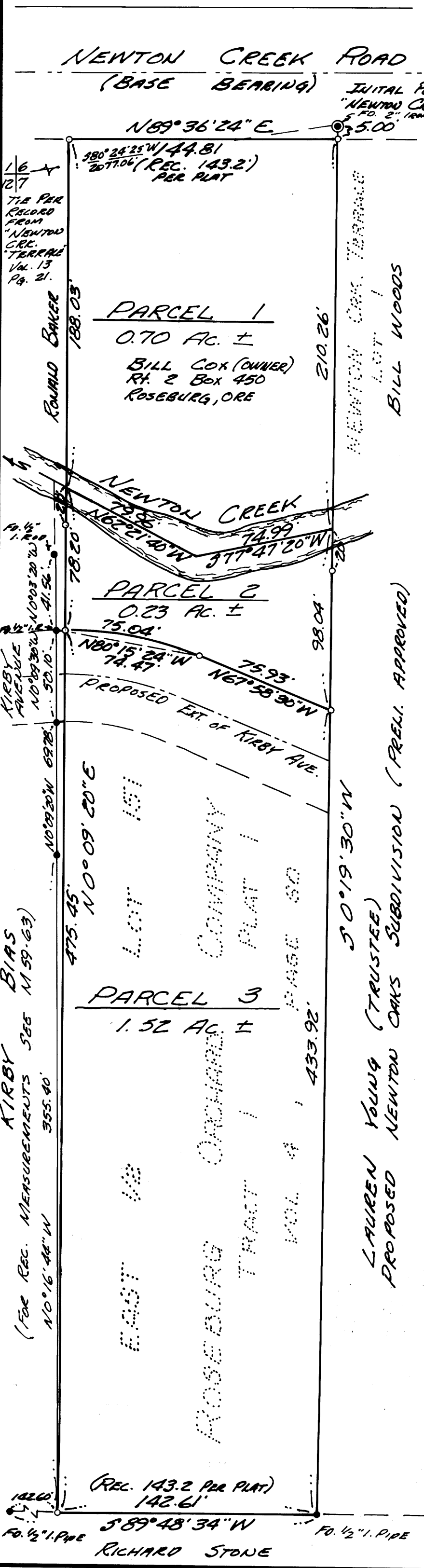


FILED  
RECEIVED

# A MINOR LAND PARTITION

IN THE EAST 1/2 OF LOT 151, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO. SEC. 6 & 7, T27S, R5W, W.M.

FEB 1 1978  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



PARTITIONER  
BILL SPURLING  
451 N. CURRY RD.  
ROSEBURG, ORE.  
PH. 672-8446

SURVEYOR  
BHW ENG. & SURVEYING  
ROSEBURG MUNICIPAL AIRPORT  
ROSEBURG, OREGON  
PH. 672-8373

JAN., 1978

SCALE: 1" = 50'

- o - SET 5/8" I. ROD
  - o - FO. MONUMENT (5/8" I. ROD UNLESS NOTED OTHERWISE.)
- WATER BY CITY OF ROSEBURG  
SEWER BY NORTH ROSEBURG SANITARY DISTRICT

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

DESCRIPTIONS

Parcel 1  
A parcel of land lying in the East 1/2 of Lot 151, "TRACT 1, PLAT 1, ROSEBURG ORCHARDS COMPANY" as recorded in Volume 4, Page 60 in the Plat Records of Douglas County, Oregon and lying in Section 6, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set at the intersection of the south line of the Newton Creek Road and the east line of the above said Lot 151 from which point the Southwest Corner of the above said Section 6 bears South 341.14 feet and West 2047.98 feet; thence along said east line S0°19'30"W 210.26 feet to the centerline of Newton Creek; thence downstream along said centerline S77°47'20"W 74.99 feet and N62°21'40"W 79.96 feet to the north-south centerline of said Lot 151; thence along said north-south centerline N0°09'20"E 188.03 feet to a 5/8" iron rod in the above said south line of Newton Creek Road; thence along said south line N89°36'24"E 144.81 feet to the point of beginning and containing 0.70 acres of land, more or less.

Parcel 2  
A parcel of land lying in the East 1/2 of Lot 151, "TRACT 1, PLAT 1, ROSEBURG ORCHARDS COMPANY" as recorded in Volume 4, Page 60 in the Plat Records of Douglas County, Oregon and lying in Section 6, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the east line of the above said Lot 151 from which point the Southwest Corner of the above said Section 6 bears South 32.84 feet and West 2046.23 feet; thence N67°58'30"W 75.93 feet to a 5/8" iron rod; thence along the arc of a 175.00 foot radius curve to the left (the long chord of which bears N80°15'24"W 74.47 feet) 75.04 feet to a 5/8" iron rod set in the north-south centerline of the above said Lot 151; thence along said north-south centerline N0°09'20"E 78.20 feet to the centerline of Newton Creek; thence upstream along said centerline S62°21'40"E 79.96 feet and N77°47'20"E 74.99 feet to the above said east line of Lot 151; thence along said east line S0°19'30"W 98.04 feet to the point of beginning and containing 0.23 acres of land, more or less.

Included with the above described Parcel 2 is a 25 foot wide non-exclusive easement, the northerly line of which runs contiguous with the southerly line of said Parcel 2.

Parcel 3  
A parcel of land lying in the East 1/2 of Lot 151, "TRACT 1, PLAT 1, ROSEBURG ORCHARDS COMPANY" as recorded in Volume 4, Page 60 in the Plat Records of Douglas County, Oregon and lying in Sections 6 and 7, Township 27 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the east line of the above said Lot 151 from which point the Southwest Corner of the above said Section 6 bears South 32.84 feet and West 2046.23 feet; thence along said east line S0°19'30"W 433.92 feet to a 1/2" iron pipe at the southeast corner thereof; thence along the south line of said Lot 151 S89°48'34"W 142.61 feet to a 5/8" iron rod set on the north-south centerline of said Lot 151; thence along said north-south centerline N0°09'20"E 475.45 feet to a 5/8" iron rod; thence leaving said north-south centerline and running along the arc of a 175.00 foot radius curve to the right (the long chord of which bears S80°15'24"E 74.47 feet) 75.04 feet to a 5/8" iron rod; thence S67°58'30"E 75.93 feet to the point of beginning and containing 1.52 acres of land, more or less.

APPROVALS

Keith L. Cubic  
Douglas County Planning Dept.

1/30/78  
Date

Francis L. Ingram  
Douglas County Surveyor  
2-1-78  
Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ROMANSO E. WARE  
OREGON  
NOV. 18, 1973  
ROMANSO E. WARE  
1005

STATE OF OREGON  
COUNTY OF DOUGLAS ) S.S.

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 FEB 1 AM 10 33 151

BY: Margaret Beal  
COUNTY CLERK  
NO. 78-01976 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS