

MAP FILE M 69-78
 COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION

LOCATED IN SECTIONS 1 & 12, T 27S, R 6W, W.M.

PARTITIONER:

L.R. RUCHABER
 EQUITABLE BLDG.
 950 S.E. OAK ST.
 ROSEBURG, ORE.

SURVEYOR:

BHW ENG. & SURVEYING
 TERMINAL BLDG.
 ROSEBURG AIRPORT
 ROSEBURG, ORE.

FILED
 RECEIVED w

MAR 8 1978

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

JAN., 1978

SCALE: 1" = 200'

- — SET 5/8" I. ROD
- — FD. 5/8" I. ROD (UNLESS NOTED OTHERWISE)

WATER SERVICE BY CITY OF ROSEBURG.
 SEWER BY NORTH UMPQUA SANITARY DISTRICT.

BEARINGS BASED ON STEWART-PARKWAY COUNTY ROAD.

DESCRIPTIONS

Parcel 1

A parcel of land being a portion of that property described in instrument no. 77-11221 in the Deed Records of Douglas County, Oregon and lying in Section 12, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly line of Broad Street from which point the Northwest Corner of the above said Section 12 bears North 1557.18 feet and West 1515.03 feet; thence along said easterly line as follows: N4°56'36"E 159.86 feet to a 5/8" iron rod, along the arc of a 326.48 foot radius curve to the left (the long chord of which bears N6°11'28"W) 93.37 feet to a 5/8" iron rod, and N1°42'16"E 346.77 feet to a 5/8" iron rod; thence leaving said easterly line and running S89°04'E 116.83 feet to a 5/8" iron rod set in the westerly line of the Interstate 5 Freeway; thence along said westerly line S2°30'48"W 598.97 feet to a 5/8" iron rod opposite engineers station 2458 65; thence leaving westerly line and running N89°04'W 104.60 feet to the point of beginning and containing 1.504 acres of land, more or less.

Parcel 2

A parcel of land being a portion of that property described in instrument no. 77-11221 in the Deed Records of Douglas County, Oregon and lying in Section 12, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly line of Broad Street from which point the Northwest Corner of the above said Section 12 bears North 958.59 feet and West 1529.06 feet; thence along said easterly line as follows: N1°42'16"E 6.96 feet to a 5/8" iron rod, N89°41'40"W 11.58 feet to a 5/8" iron rod, and N0°53'E 160.56 feet to a 5/8" iron rod; thence leaving said easterly line and running S89°04'E 133.08 feet to a 5/8" iron rod set in the westerly line of the Interstate 5 Freeway; thence along said westerly line S2°30'48"W 167.45 feet to a 5/8" iron rod; thence leaving said westerly line and running N89°04'W 116.83 feet to the point of beginning and containing 0.50 acres of land, more or less.

Parcel 3

A parcel of land being a portion of that property described in instrument no. 77-11221 in the Deed Records of Douglas County, Oregon and lying in Sections 1 and 12, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly line of Broad Street from which point the Northwest Corner of the above said Section 12 bears North 791.03 feet and West 1520.16 feet; thence along said easterly line N0°53'E 1415.10 feet to a 5/8" iron rod set in the south line of "BROADMOOR" Subdivision as recorded in Volume 8, Page 12 in the Plat Records of Douglas County, Oregon; thence along said south line S89°25'45"E 181.59 feet to a 5/8" iron rod set in the westerly line of the Interstate 5 Freeway; thence along said westerly line as follows: S2°56'36"W 317.92 feet, S2°50'49"W 1000.56 feet, and S2°30'48"W 98.54 feet to a 5/8" iron rod; thence leaving said westerly line and running N89°04'W 133.08 feet to the point of beginning and containing 5.098 acres of land, more or less.

APPROVALS

Keith L. Cubic
 Douglas County Planning Comm.

3/3/78
 Date

Francis L. Ingram
 County Surveyor

3-8-78
 Date

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 MAR 9 PM 4 44

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY *Mary J. Deal*
 COUNTY CLERK
 No. 78-04421 FEE 300

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Roman E. Ware

OREGON
 NOV 16, 1973
 ROMAN E. WARE
 1005

