

# MINOR LAND PARTITION

in Lots 16 & 17, Block 18, Jones Addition  
to Roseburg, Oregon. S.18,T.27S.,R.5W.,W.M.

Inst. # 78-2683

## Graciano & Donna SABACA

owners & partitioners 645 N.E. MADISON DR.

### COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

water supply ~ City of Roseburg (PARCEL 3 BY PUMP STATION)

sewage disposal ~ North Roseburg Sanitary District

FILED  
RECEIVED LC

APR 28 1978

### LEGEND

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD PER M 70-7
- FOUND 3/4" IRON PIPE PER CS. 38/60
- FOUND 5/8" IRON ROD PER CS. 41/201
- FOUND 3/4" IRON ROD PER M 35-41
- ( ) COURSE PER M 35-41
- [ ] COURSE PER AMENDED PLAT OF JONES ADDITION
- EASEMENT, 25' WIDE, FOR INGRESS AND EGRESS AND FOR SEWAGE DISPOSAL AND FOR UTILITIES.
- ▼ TBM. SPIKE IN 1/2" OAK. ELEV. 630.00
- { } COURSE PER M 67-67

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 APR 28 AM 11 19

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary L Deal  
DEPUTY  
NO. 78-08121 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS

### APPROVALS

Keith L. Cubic 4/26/78  
Douglas County Planning Commission Date

Francis L. Ingerson 4-28-78  
Douglas County Surveyor Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Ramona E. Ware

OREGON  
NOV. 18, 1972  
ROMANEO E. WARE  
1005

N.E. COR. D.L.C. NO. 56

Per M 52-43

{ N 87° 41' 56" E }

{ 1286.69 }

Per M 67-67

### 3 Parcels

### PARCEL DESCRIPTIONS

#### Parcel 1

A parcel of land being a portion of Lots 16 and 17, Block 18 of Jones Addition to Roseburg, Oregon and being situated in Section 18, Township 27 South, Range 5 West, Willamette Meridian, and described as follows:

Beginning at a 5/8" iron rod on the Northwestern Line of said Lot 17 from which the Northeast Corner of Donation Land Claim No. 56, Township 27 South, Range 5 West, Willamette Meridian bears N63°52'00"E 100.00 feet and N63°52'00"E 233.07 feet and N02°02'30"W 383.88 feet and S87°41'56"W 1286.69 feet; thence running S26°02'15"E 100.01 feet to a 5/8" iron rod; thence S63°52'00"W 100.00 feet to a 5/8" iron rod on the Northeasterly Line of Crescent Street; thence along the Northeasterly Line of Crescent Street N26°02'15"W 100.01 feet to a 5/8" iron rod; thence leaving the Northeasterly Line of Crescent Street N63°52'00"E 100.00 feet to the point of beginning and containing 0.23 acres of land, more or less.

Subject to a non-exclusive easement, 25 feet wide, for ingress and egress and for sewage disposal and for utilities as shown and described on the Minor Land Partition Map.

#### Parcel 2

A parcel of land being a portion of Lots 16 and 17, Block 18 of Jones Addition to Roseburg, Oregon and being situated in Section 18, Township 27 South, Range 5 West, Willamette Meridian, and described as follows:

Beginning at a 5/8" iron rod on the Northwestern Line of said Lot 17 from which the Northeast Corner of Donation Land Claim No. 56, Township 27 South, Range 5 West, Willamette Meridian bears N63°52'00"E 233.07 feet and N02°02'30"W 383.88 feet and S87°41'56"W 1286.69 feet; thence running S26°02'15"E 100.01 feet to a 5/8" iron rod; thence S63°52'00"W 100.00 feet to a 5/8" iron rod; thence N26°02'15"W 100.01 feet to a 5/8" iron rod; thence N63°52'00"E 100.00 feet to the point of beginning and containing 0.23 acres of land, more or less.

Together with and subject to a non-exclusive easement, 25 feet wide, for ingress and egress and for sewage disposal and for utilities as shown and described on the Minor Land Partition Map.

#### Parcel 3

A parcel of land being a portion of Lots 16 and 17, Block 18 of Jones Addition to Roseburg, Oregon and being situated in Section 18, Township 27 South, Range 5 West, Willamette Meridian, and described as follows:

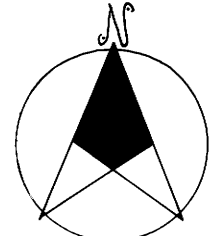
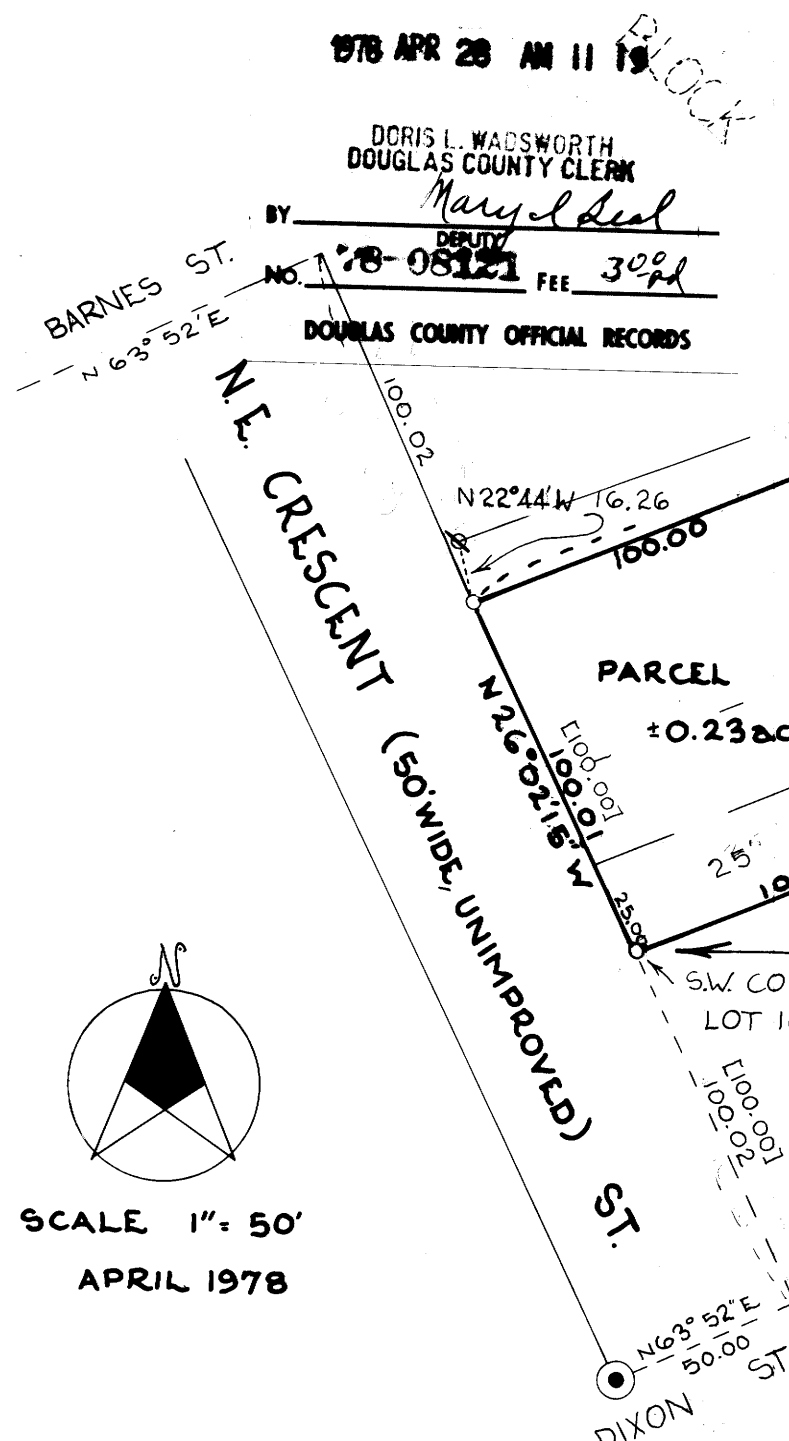
Beginning at a 5/8" iron rod at the Northeasterly Corner of said Lot 17 from which the Northeast Corner of Donation Land Claim No. 56, Township 27 South, Range 5 West, Willamette Meridian, bears N02°02'30"W 383.88 feet and S87°41'56"W 1286.69 feet; thence running S02°02'30"E 109.55 feet to a 5/8" iron rod; thence S63°52'00"W 188.52 feet to a 5/8" iron rod; thence N26°02'15"W 100.01 feet to a 5/8" iron rod; thence N63°52'00"E 233.07 feet to the point of beginning and containing 0.48 acres of land, more or less.

Together with a non-exclusive easement, 25 feet wide, for ingress and egress and for sewage disposal and for utilities as shown and described on the Minor Land Partition Map.

### Easement Description

A non-exclusive easement, 25 feet wide, for ingress and egress and for sewage disposal for utilities and described as follows:

Beginning at a 5/8" iron rod at the Southwesterly Corner of Lot 16, Block 18 of Jones Addition to Roseburg, Oregon; thence running along the Northeasterly Line of Crescent Street N26°02'15"W 25.01 feet; thence leaving the Northeasterly Line of Crescent Street N63°52'00"E 200.00 feet; thence S26°02'15"E 25.01 feet to a 5/8" iron rod; thence S63°52'00"W 200.00 feet to the point of beginning and all being within said Lot 16.



SCALE 1" = 50'

APRIL 1978

## B.H.W. ENGINEERING & SURVEYING INC.

1205 S.E. Court, Roseburg, Oregon. 673-0165