

MINOR LAND PARTITION

IN SECTION 19, T.27S.R.5W.W.M. ROSEBURG, OREGON
MAY 1978—SCALE: 1"=50'

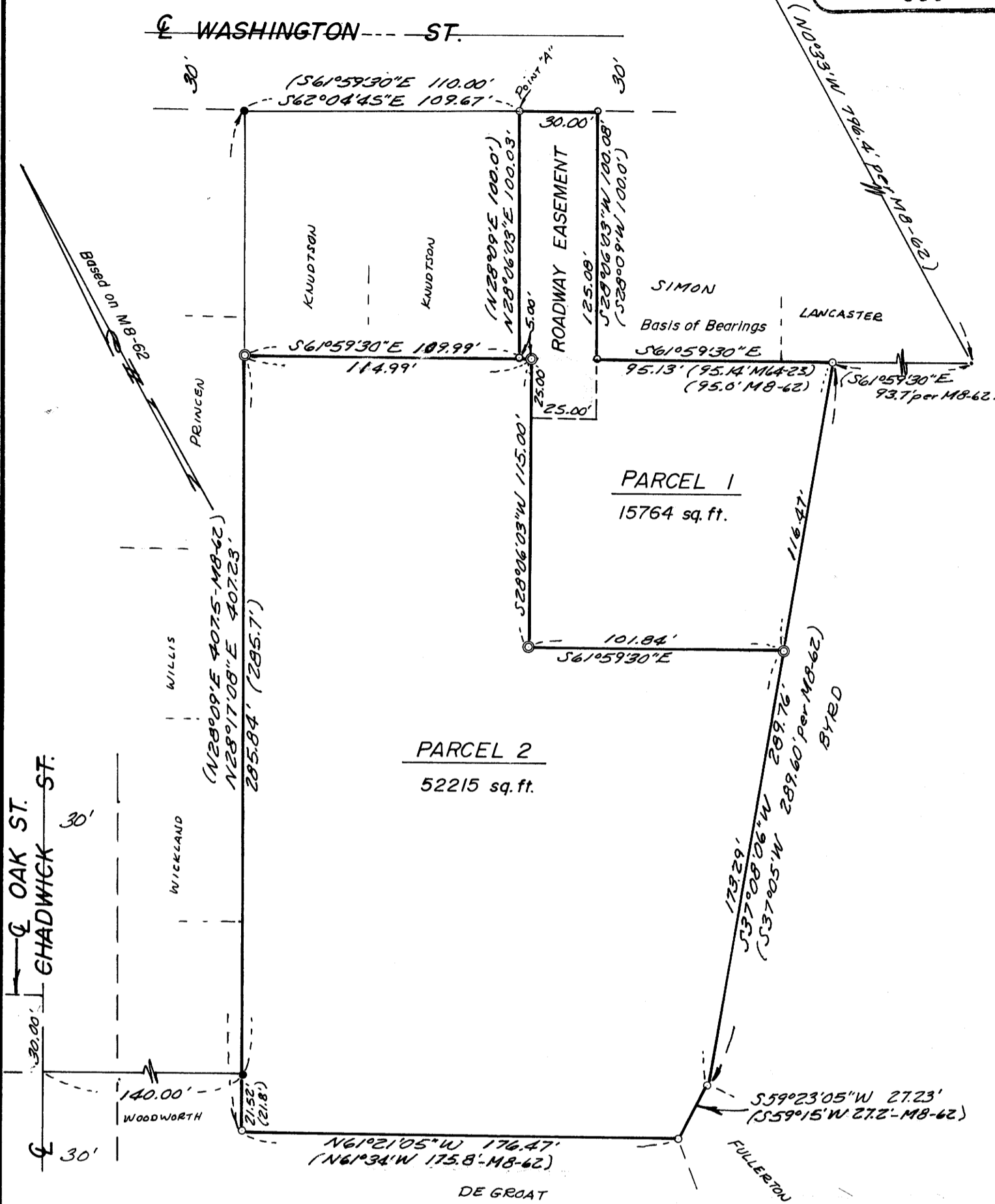
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
JULY 14, 1951
GLENN S. BAUGHMAN
536

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:

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED
MAY 23 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



PARCEL 1

Beginning at a 3/4" iron rod from which the Southwest corner of DLC No. 38 T. 27 S., R. 5 W. W. M. bears S 61° 59' 30" East 93.70 feet and N 0° 33' West 796.40 feet; thence S 37° 08' 06" West 116.47 feet to a 1/2" iron rod; thence N 61° 59' 30" West 101.84 feet to a 1/2" iron rod; thence N 28° 06' 03" East 115.00 feet to a 1/2" iron rod; thence N 61° 59' 30" West 5.00 feet to a 3/4" iron rod; thence N 28° 06' 03" East 100.03 feet to a 3/4" iron rod on the Southerly R/W line of Washington Street being known as point "A" as shown on the annexed plat; thence S 62° 04' 45" East along said Southerly R/W line 30.00 feet to a 3/4" iron rod; thence leaving said Southerly R/W line, S 28° 06' 03" West 100.08 feet to a 3/4" iron rod; thence S 61° 59' 30" East 95.13 feet to the point of beginning, situated in Section 19, T. 27 S., R. 5 W. W. M., containing 15764 square feet, more or less.

Subject to a Roadway Easement described as follows:

Beginning at the point known as point "A" as shown on the annexed plat; thence S 62° 04' 45" East along the Southerly R/W line of Washington Street, 30.00 feet to a 3/4" iron rod; thence leaving said Southerly R/W line S 28° 06' 03" West 125.08 feet; thence N 61° 59' 30" West 25.00 feet; thence N 28° 06' 03" East 25.00 feet; thence N 61° 59' 30" West 5.00 feet; thence N 28° 06' 03" East 100.03 feet to the point of beginning situated in Section 19, T. 27 S., R. 5 W. W. M.

PARCEL 2

Beginning at a 1/2" iron rod from which the Southwest corner of DLC No. 38, T. 27 S., R. 5 W. W. M., bears N 37° 08' 06" East 116.47 feet and S 61° 59' 30" East 93.70 feet and N 0° 33' West 796.40 feet; thence S 37° 08' 06" West 173.29 feet to a 3/4" iron rod; thence S 59° 23' 05" West 27.23 feet to a 3/4" iron rod; thence N 61° 21' 05" West 176.47 feet to a 3/4" iron rod which is the point of beginning of Parcel 1 in that certain warranty deed recorded in Vol. 282, page 562 Deed Records of Douglas County, Oregon; thence continuing N 28° 17' 08" East 285.84 feet to a 1/2" iron rod; thence S 61° 59' 30" East 114.99 feet to a 1/2" iron rod; thence S 28° 06' 03" West 115.00 feet to a 1/2" iron rod; thence S 61° 59' 30" East 101.84 feet to the point of beginning, situated in Section 19, T. 27 S., R. 5 W. W. M., containing 52215 square feet, more or less.

Together with a Roadway Easement described as follows:

Beginning at the point known as point "A"; as shown on the annexed plat; thence S 62° 04' 45" East along the Southerly R/W line of Washington Street, 30.00 feet to a 3/4" iron rod; thence leaving said Southerly R/W line, S 28° 06' 03" West 125.08 feet; thence N 61° 59' 30" West 25.00 feet; thence N 28° 06' 03" East 25.00 feet; thence N 61° 59' 30" West 5.00 feet; thence N 28° 06' 03" East 100.03 feet to the point of beginning situated in Section 19, T. 27 S., R. 5 W. W. M.

LEGEND

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

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 MAY 19 AM 10 01

Doris L. Wadsworth
DOUGLAS COUNTY CLERK
BY *Mary J. Dent*
DEPUTY
NO. 70-03772 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONER: Kinsey M. Lancaster
P. O. Box 637
Winston, Oregon 97496
679-7963

LEGAL OWNER: Jewell M. Long
77-345 Minnesota Avenue
Palm Desert, California

I, Kinsey M. Lancaster, as partitioner and owners representative, of the real property shown and described on the annexed plat, have caused the same to be surveyed for the purpose of conveying said property.

Kinsey M. Lancaster

By the order of the City of Roseburg Planning Commission
Approved MAY 18, 19 78.

Louis L. Allen President
Peter J. Donahue Secretary
Don Bentz Public Works Director

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