MAP FILE M72-27

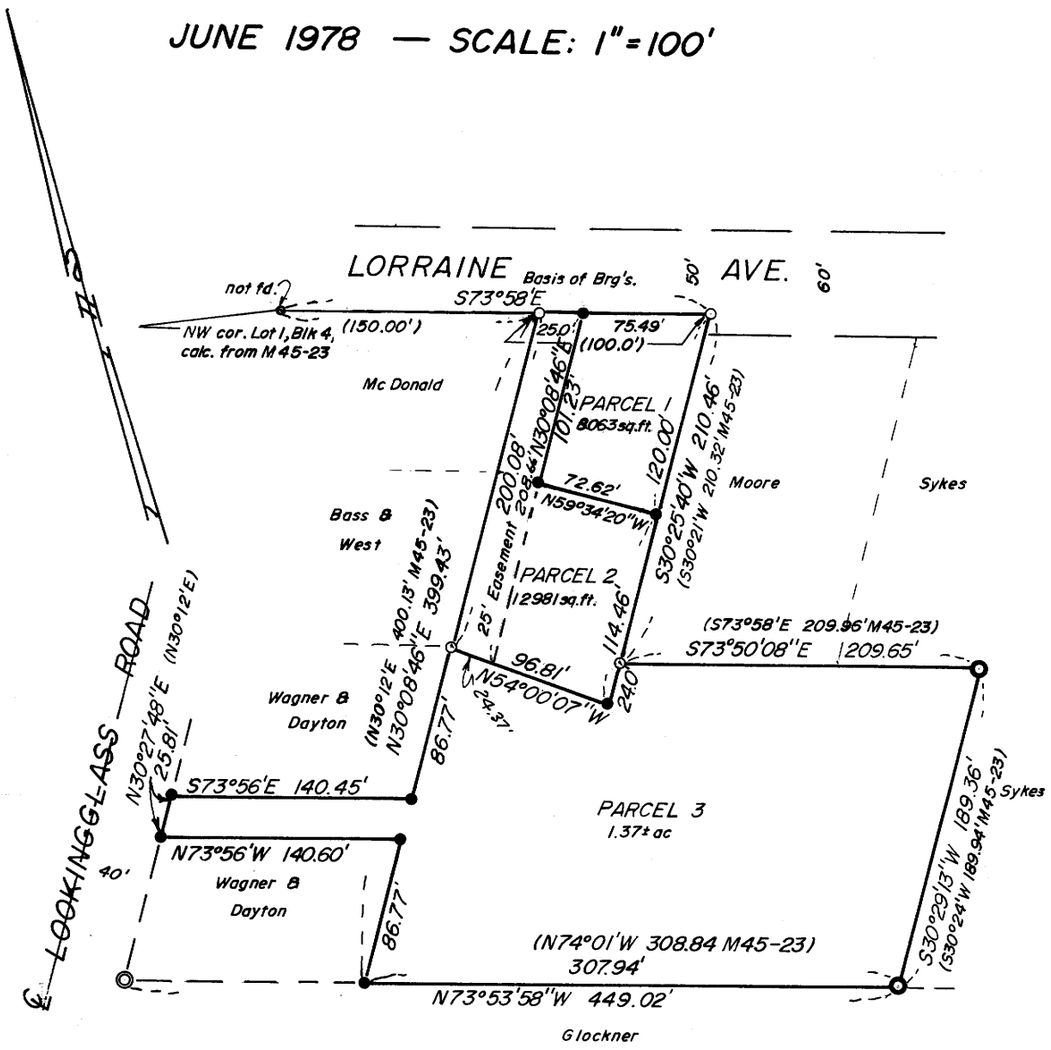
MINOR LAND PARTITION

IN LOT 1 BLOCK 4 SHINN'S ADDITION - SECTION 22, T.27S. R.6W.W.M.

JUNE 1978 — SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED
JUL 27 1978
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



LEGEND

- ● ——— Set 1/2" iron rod
- ○ ——— Found 5/8" iron rod
- ◎ ——— Found 1/2" iron rod
- ⊙ ——— Found 1" iron pipe

TL No. 57103.02
TL No. 57103.03

PARTITIONER:

Fred Dayton Jr
433 S.E. Main Street
Roseburg, Oregon 97470
672-5143

I, Fred Dayton Jr Lydia M. Patterson, Gene L. Wagner, and Linda L. Wagner, owners of the real property shown and described in the annexed plat, have caused the same to be surveyed for the purpose of conveying said property.

Fred Dayton Jr

Lydia M. Patterson

Gene L. Wagner

Linda L. Wagner

APPROVALS:

By the order of the City of Roseburg Planning Commission
Approved July 25, 1978.

Lois L. Allen 7-25-78
President

Peter D. Donahue
Secretary

Don Bentz Public Works Director

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

DESCRIPTION:

Parcel No. 1

Beginning at a 1/2" iron rod on the Southerly R/W line of Lorraine Avenue from which the Northwest corner of Lot 1, Block 4, Shinn's Addition, as recorded in volume 6, page 6, Plat Records of Douglas County, Oregon, bears N 73°58' W 175.00 feet; thence S 73°58' E along said Southerly R/W line 75.49 feet to a 5/8" iron rod; thence leaving said Southerly R/W line S 30°25'40" W 120.00 feet to a 1/2" iron rod; thence N 59°34'20" W 72.62 feet to a 1/2" iron rod; thence N 30°08'46" E 101.23 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition, containing 8063 sq. feet, more or less.

TOGETHER WITH a roadway easement for ingress and egress described as follows: Beginning at a 5/8" iron rod from which the Northwest corner of Lot 1, Block 4, Shinn's Addition as recorded in volume 6, page 6, Plat Records of Douglas County, Oregon, bears N 73°58' W 150.00 feet; thence S 73°58' E 25.00 feet; thence S 30°08'46" W 101.23 feet ; thence N 73°58' W 25.00 feet; thence N 30°08'46" E 101.23 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition.

Parcel No. 2

Beginning at a 5/8" iron rod on the Southerly R/W line of Lorraine Avenue from which the Northwest corner of Lot 1, Block 4, Shinn's Addition as recorded in volume 6, page 6, Plat Records of Douglas County, Oregon bears N 73°58' W 150.00 feet; thence S 73°58' E along said Southerly R/W line 25.00 feet to a 1/2" iron rod; thence leaving said Southerly R/W line S 30°08'46" W 101.23 feet to a 1/2" iron rod; thence S 59°34'20" E 72.62 feet to a 1/2" iron rod; thence S 30°25'40" W 114.46 feet to a 1/2" iron rod; thence N 54°00'07" W 96.81 feet to a 5/8" iron rod; thence N 30°08'46" E 200.08 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition, containing 12,981 sq. feet, more or less.

SUBJECT TO a roadway easement for ingress and egress described as follows: Beginning at a 5/8" iron rod on the Southerly R/W line of Lorraine Avenue from which the Northwest corner of Lot 1, Block 4, Shinn's Addition, as recorded in volume 6, page 6, Plat Records of Douglas County, Oregon, bears N 73°58' W 150.00 feet; thence S 73°58' E 25.00 feet; thence S 30°08'46" W 208.66 feet; thence N 54°00'07" W 24.37 feet; thence N 30°08'46" E 200.08 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition.

Parcel No. 3

Beginning at a 5/8" iron rod from which the Northwest corner of Lot 1, Block 4, Shinn's Addition, as recorded in volume 6, page 6, Plat Records of Douglas County, Oregon, bears N 30°08'46" E 200.08 feet and N 73°58' W 150.00 feet; thence S 54°00'07" E 96.81 feet to a 1/2" iron rod; thence N 30°25'40" E 24.00 feet to a 5/8" iron rod; thence S 73°50'08" E 209.65 feet to 1" iron pipe; thence S 30°29'13" W 189.36 feet to a 1" iron pipe; thence N 73°53'58" W 307.94 feet to a 1/2" iron rod; thence N 30°08'46" E 86.77 feet to a 1/2" iron rod; thence N 73°56' W 140.60 feet to a 1/2" iron rod on the Easterly R/W line of Lookingglass Road; thence N 30°27'48" E along said Easterly R/W line 25.81 feet to a 1/2" iron rod; thence leaving said Easterly R/W line S 73°56' E 140.45 feet to a 1/2" iron rod; thence N 30°08'46" E 86.77 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition, containing 1.37 acres, more or less.

TOGETHER WITH a roadway easement for ingress and egress described as follows: Beginning at a 5/8" iron rod on the Southerly R/W line of Lorraine Avenue from which the Northwest corner of Lot 1, Block 4, Shinn's Addition, as recorded in volume 6, page 6, Plat Records of Douglas County,, Oregon, bears N 73°58' W 150.00 feet; thence S 73°58' E 25.00 feet; thence S 30°08'46" W 208.66 feet; thence N 54°00'07" W 24.37 feet; thence N 30°08'46" E 200.08 feet to the POINT OF BEGINNING, situated in Lot 1, Block 4, of said Shinn's Addition.

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 JUL 27 AM 8 33

DORIS L. WADSWORTH, COUNTY CLERK
BY Mary L Bud DEPUTY
No. 78-14509 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

BOOK 3 Page 232

FM5-119

MAP FILE M72-27