

# MINOR LAND PARTITION

## IN SECTION 13, T.27S. R.5W.W.M.

SEPTEMBER 1978 — SCALE: 1"=100'

NUMBER OF LOTS: 2

MAP PREPARED BY:

WATER: Dixonville Water Dist.

Baughman Technical Service, Inc.  
P.O. Box 222  
Roseburg, Oregon 97470  
673-0966

SEWAGE: Sub-Surface

FILED  
RECEIVED JH H

SEP 8 1978

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

LEGAL OWNER: Robert Harris  
629 S.E. Main St.  
Roseburg, Oregon 97470  
672-3388

PARTITIONER: Phyllis Starnes Easterly  
Idleyld Rt. Box 119-B  
Roseburg, Oregon 97470  
673-5353

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

DESCRIPTION:

Parcel # 1

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 13 & 14, T. 27 S., R. 5 W.W.M., bears N 24°59' E 100.00 feet and N 64°55'34" W 488.88 feet and N 25°08' E 200.00 feet and S 85°25'37" W 1835.55 feet; thence N 24°59' E 100.00 feet to a 1/2" iron rod; thence N 39°09' E 206.46 feet to a point; thence N 25° 53' E 134.00 feet to a 1/2" iron rod; thence S 64° 52' E 96.36 feet to a 1/2" iron rod on the Westerly R/W line of the North Umpqua Highway; thence along said Westerly R/W line, S 26°40'37" W 217.93 feet to a 5/8" iron rod and S 25°17'25" W 189.96 feet to a 5/8" iron rod (known as point "B") and N 63°19'23" W 45.00 feet to a 1/2" iron rod (known as point "A") and S 26°40'37" W 27.71 feet to a 1/2" iron rod; thence leaving said R/W line of the the North Umpqua Highway, N 64°52' W 95.74 feet to the POINT OF BEGINNING, situated in Section 13, T. 27 S., R. 5 W.W.M., containing 1.13 acres, more or less.

SUBJECT TO the Easements as described on the annexed map.

Parcel # 2

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 13 & 14, T. 27 S., R. 5 W.W.M., bears S 85°25'37" W 1835.55 feet; thence N 14°58'30" E 514.30 feet to a 1/2" iron rod at the Southwesterly corner of the lands described in Instrument No. 69-9170, Deed Records of Douglas County, Oregon; thence along the Southerly line of said lands described in Instrument No. 69-9170, S 63°13'30" E 739.32 feet to a 1/2" iron rod on the Westerly R/W line of the North Umpqua Highway; thence along said Westerly R/W line, S 27°49'22" W 93.54 feet to a 5/8" iron rod and S 26°40'37" W 256.90 feet to a 1/2" iron rod; thence leaving said Westerly R/W line, N 64°52' W 96.36 feet to a 1/2" iron rod; thence S 25°53' W 134.00 feet to a point; thence S 39°09' W 206.46 feet to a point; thence N 64°55'34" W along the Northerly line of Lots 10 & 22 of St. George Subdivision, 488.88 feet to a 1/2" iron rod; thence leaving said Northerly line, N 25°08' E 200.00 feet to the POINT OF BEGINNING, situated in Section 13, T. 27 S., R.5 W.W.M., containing 9.85 acres, more or less.

TOGETHER WITH the Easements as described on the annexed map.

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 SEP 11 PM 3 41

BY: *Mary J. Deal*  
DEPUTY  
No. 78-17454 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

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

EASEMENTS:

A 25 FOOT non-exclusive Roadway and Waterline Easement being 12.5 feet on each side of the following described centerline:

Beginning at a point which bears S 63°19'23" E 15.00 feet from point "A"; thence along said centerline N 17°00' W 80.00 feet and N 30°00' W 76.00 feet and end of said described centerline.

ALSO A 20 FOOT Easement for the maintenance and construction of a waterline, being 10 feet on each side of the following described centerline:

Beginning at a point which bears N 25°17'25" E 10.00 feet from Point "B"; thence N 63°19'23" W 36.89 feet to intersect with the above described Roadway and Waterline Easement centerline.

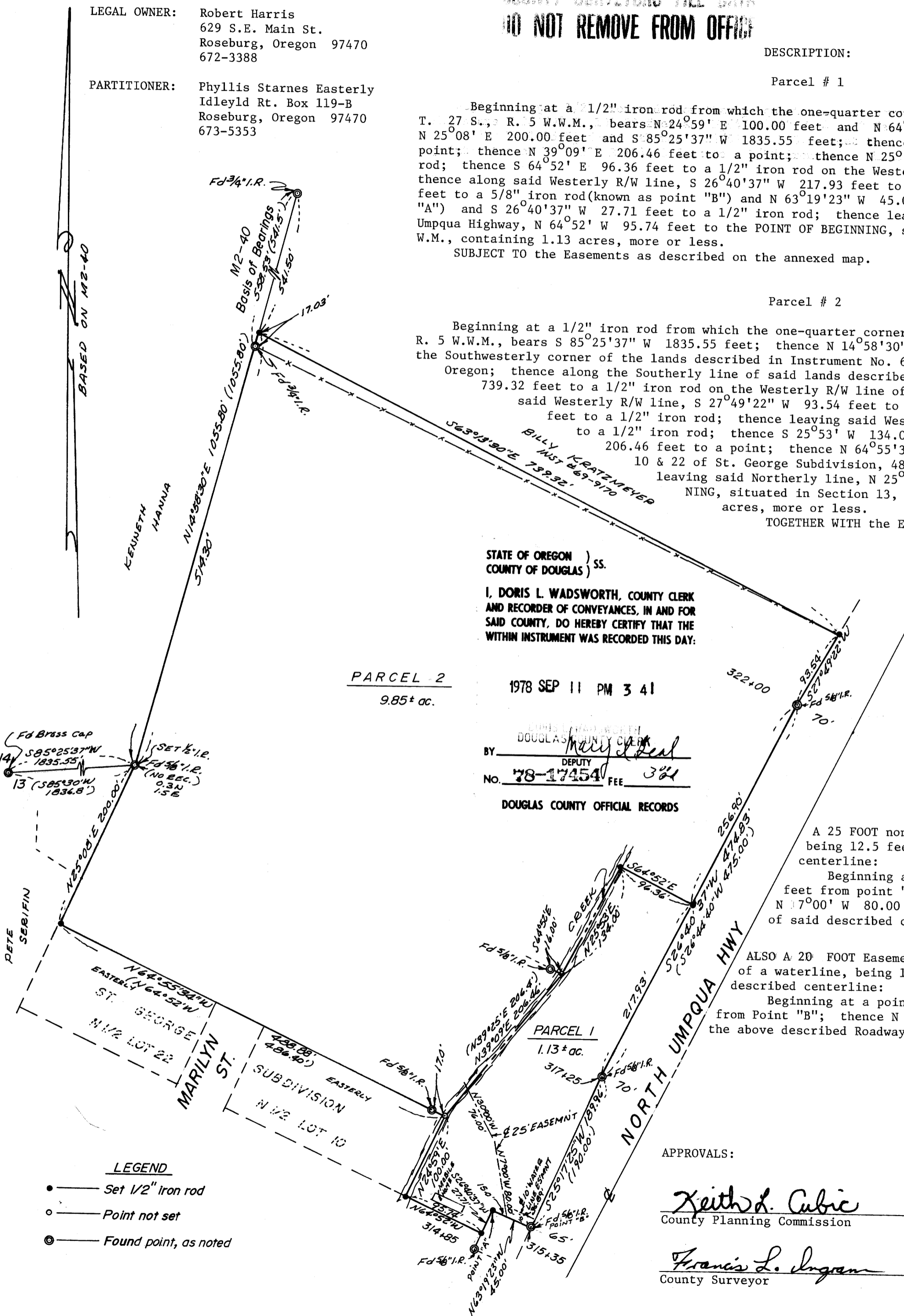
APPROVALS:

*Keith L. Cubic*  
County Planning Commission

9/8/78  
Date

*Francis L. Ingram*  
County Surveyor

9-8-78  
Date



LEGEND

- — Set 1/2" Iron rod
- — Point not set
- ⊙ — Found point, as noted