

MINOR LAND PARTITION

IN SECTION 19 T27S R5WWM

NOVEMBER 1978 — SCALE: 1"=100'

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

FILED
RECEIVED JHH

NOV 30 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

Glenn S. Baughman
OREGON
JULY 12, 1971
GLENN S. BAUGHMAN
535

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 NOV 27 AM 1 32

BY *Mary J. Beal*
DEPUTY
NO. _____ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS
78-21867

I, Glenn S. Baughman, do hereby certify that I have correctly surveyed and monumented the land shown on the annexed plat, of which the following is a true and correct description:

PARCEL # 1

Beginning at a 1/2" iron rod on the West boundary of the lands described in CT5347, Records of Douglas County, Oregon, from which the Northwest corner of D. L. C. # 40, T. 27 S., R. 5 W. W. M., bears S. 27° 24' 55" E. 1024.89 feet; thence N. 4° 33' 39" E. along said West boundary 225.38 feet to a 1/2" iron rod on the Southerly right-of-way line of Diamond Lake Blvd; thence N. 85° 39' 23" W. along said Southerly right-of-way line 100.00 feet to a 2" iron pipe, being the Northeast corner of the lands described in Inst. No. 70-2875, Deed Records of Douglas County, Oregon; thence S. 4° 33' 39" W. along the East line of the lands described in said Inst. No. 70-2875, 225.00 feet to a 1/2" iron rod; thence leaving said East line S. 85° 26' 21" E. 100.00 feet to the Point of Beginning, situated in Section 19, T. 27 S., R. 5 W. W. M., containing 22,518 sq. feet, more or less.
TOGETHER WITH a 40 foot roadway easement as described in CT 5347, Records of Douglas County, Oregon.

PARCEL # 2

Beginning at a 1/2" iron rod on the West boundary of the lands described in CT 5347, Records of Douglas County, Oregon, from which the Northwest corner of D. L. C. # 40, T. 27 S., R. 5 W. W. M., bears S. 27° 24' 55" E. 1024.89 feet; thence S. 4° 33' 39" W. along said West boundary 150.00 feet to a 1/2" iron rod; thence leaving said West boundary, N. 85° 26' 21" W. 100.00 feet to a 1/2" iron rod on the East boundary of the lands described in Inst. No. 70-2875, Deed Records of Douglas County, Oregon; thence N. 4° 33' 39" E. along said East boundary 150.00 feet to a 1/2" iron rod; thence leaving said East boundary S. 85° 26' 21" E. 100.00 feet to the Point of Beginning, situated in Section 19, T. 27 S., R. 5 W. W. M., containing 14,999 sq. feet, more or less.
TOGETHER WITH a 40 foot road easement as described in CT 5347, Records of Douglas County, Oregon.

PARCEL # 3

Beginning at a 1/2" iron rod on the West boundary of the lands described in CT 5347, Records of Douglas County, Oregon, from which the Northwest corner of D. L. C. # 40, T. 27 S., R. 5 W. W. M. bears N. 4° 33' 39" E. 150.00 feet and S. 27° 24' 55" E. 1024.89 feet; thence S. 4° 33' 39" W. along said West boundary 261.65 feet to a point in the center of Deer Creek, thence N. 53° 06' W. along the center of Deer Creek 118.36 feet to a point; thence leaving the center of Deer Creek, N. 4° 33' 39" E. along the East boundary of the lands described in Inst. No. 70-2875, Deed Records of Douglas County, Oregon, 198.33 feet to a 1/2" iron rod; thence leaving said East boundary S. 85° 26' 21" E. 100.00 ft. to the Point of Beginning, situated in Sec. 19, T. 27 S., R. 5 W. W. M., containing 22,998 sq. ft., more or less.
TOGETHER WITH a 40 foot road easement as described in CT 5347, Records of Douglas County, Oregon.

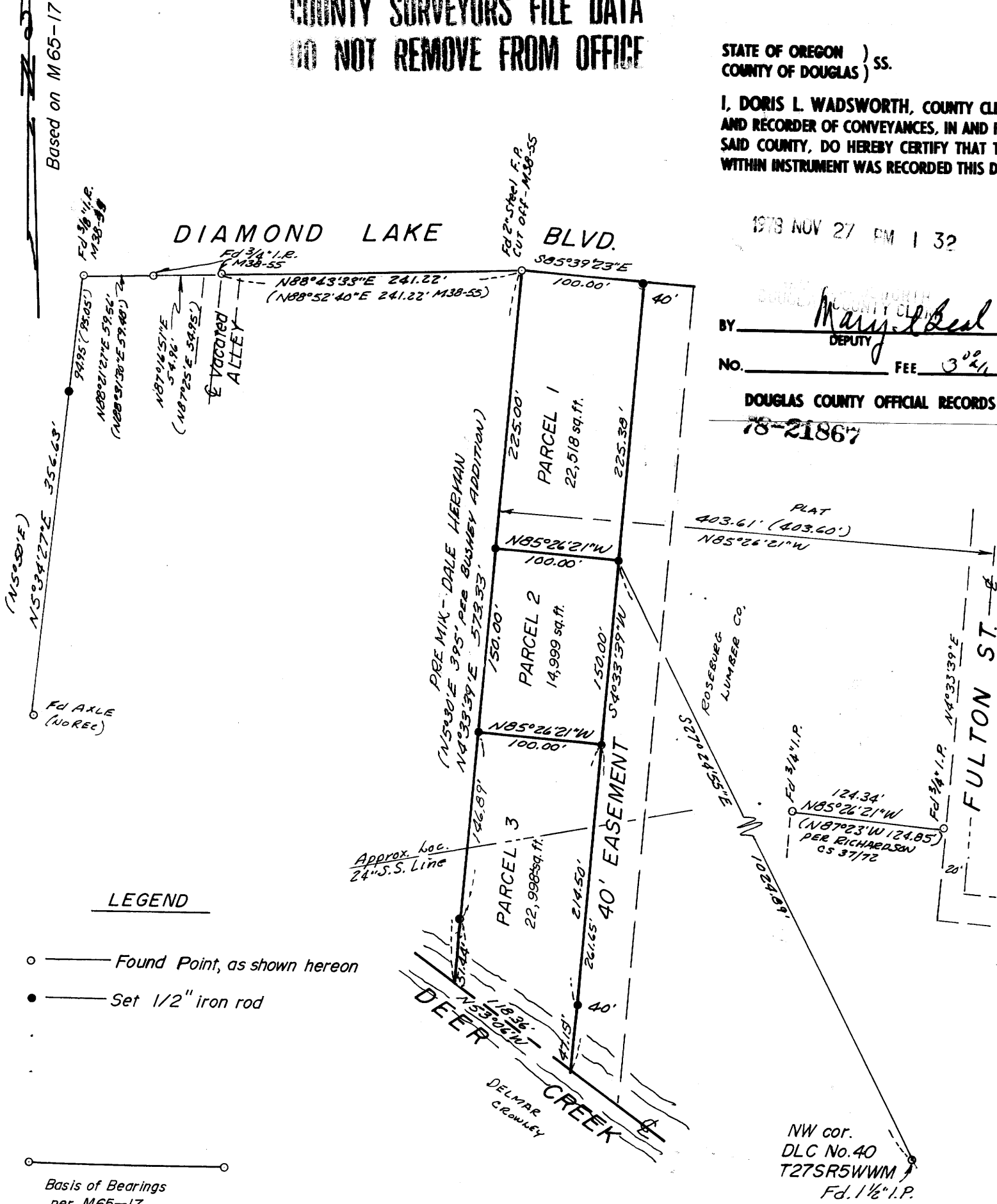
By the order of the City of Roseburg Planning Commission. Approved November 22, 1978

Lois L. Allen *Peter J. Donahue*
President Secretary

Don Bentz
Public Works Director

FM 5-141

MAP FILE M74-42



LEGEND

- — Found Point, as shown hereon
- — Set 1/2" iron rod

Basis of Bearings
per M65-17

PARTITIONER:
Roseburg Home Building Center
251 Acorn Drive
Roseburg, Oregon 97470
672-4374

Roseburg Home Building Center, partitioner of the real property shown and described in the annexed plat, have caused the same to be surveyed for the purposes of partition.

Don Bentz *Glenn S. Baughman* Date 11-22-78

OWNER:
Chan Stokes
1331 S. E. Magnolia Drive
Roseburg, Oregon 97470
672-1466

I, Chan Stokes, owner of the real property shown and described in the annexed plat, have caused the same to be surveyed for the purposes of conveying said property.
Chan Stokes Date _____

BK 4-89 33