

MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA IN SECTION 15, T.28S. R.6W. W.M.
DO NOT REMOVE FROM OFFICE

JANUARY 1979

FILED
RECEIVED

JAN 24 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TB

PARTITIONER AND LEGAL OWNER: Lyle & Lavina Buell
2167 Jackie St.
Roseburg, Oregon 97470
679-8177

NUMBER OF LOTS: 2

WATER: Roberts Creek Water District

SEWAGE: Sub-surface

MAP PREPARED BY: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
672-5971

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:

1979 JAN 25 AM 9 10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

DOUGLAS COUNTY CLERK
Mary J. Seal
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-01432

DESCRIPTIONS:

Parcel 1

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 14 & 15, T. 28 S., R. 6 W. W. M. bears S. 24°23'23" E. 933.98 feet; thence S. 62°41'37" W. 132.22 feet to a 1/2" iron rod; thence N. 81°35'32" W. 104.30 feet to a 1/2" iron rod; thence S. 77°59'36" W. 310.07 feet to a 1/2" iron rod; thence N. 0°21'55" W. 89.82 feet to a 1/2" iron rod; thence N. 39°04'42" E. 128.45 feet to a 1/2" iron rod; thence N. 62°00'31" E. 108.66 feet to a 1/2" iron rod; thence N. 24°21'44" W. 197.02 feet to a 1/2" iron rod; thence S. 82°41'20" E. 137.56 feet to a 1/2" iron rod; thence S. 28°16'08" E. 394.20 feet to the Point of Beginning, situated in Sec. 15, T. 28 S., R. 6 W. W. M., containing 2.01 Acres, more or less.

TOGETHER WITH A 60 foot roadway easement, being 30 feet on each side of the following described centerline: Beginning at a point on the Southerly right-of-way line of Jackie Street, from which the one-quarter corner common to Sections 14 & 15, T. 28 S., R. 6 W. W. M. bears S. 28°52'40" E. 1726.72 feet; thence along said centerline, S. 20°58' E. 282.01 feet and S. 82°41'20" E. 216.77 feet, and end of said described easement, situated in Section 15, T. 28 S., R. 6 W. W. M.

Parcel 2

Beginning at the brass cap marking the one-quarter corner between Sections 14 & 15, T. 28 S., R. 6 W. W. M.; thence N. 0°52'21" E. along the Section line between said Sections 14 & 15, 511.85 feet to a 1/2" iron rod; thence leaving said Section line S. 71°00'09" W. 364.45 feet to a 1/2" iron rod; thence S. 7°30'47" W. 385.83 feet to a 1/2" iron rod on the East-West centerline of said Section 15; thence S. 88°25'37" E. along said East-West center line 387.40 feet to the Point of Beginning, situated in Section 15, T. 28 S., R. 6 W. W. M., containing 3.72 Acres, more or less.

TOGETHER WITH A 60 foot roadway easement, being 30 feet on each side of the following described centerline: Beginning at a point on the Southerly right-of-way line of Jackie Street, from which the one-quarter corner common to Sections 14 & 15, T. 28 S., R. 6 W. W. M. bears S. 28°52'40" E. 1726.72 feet; thence along said centerline, S. 20°58' E. 282.01 feet and S. 82°41'20" E. 216.77 feet and S. 17°33'27" E. 145.36 feet and S. 35°11'52" E. 225.22 feet and S. 50°38'47" E. 227.44 feet and S. 57°16'51" E. 176.49 feet and S. 0°52'21" W. 165 feet and end of said described easement, situated in Section 15, T. 28 S., R. 6 W. W. M.

ALSO TOGETHER WITH A 15 foot sewer line easement, being 7.5 feet on each side of the following described centerline: Beginning at a point from which the one-quarter corner common to Sections 14 & 15, T. 28 S., R. 6 W. W. M., bears S. 35°28'27" E. 493.33 feet; thence along said centerline N. 59°34'32" W. 517.38 feet and N. 48°54'30" W. 130.57 feet and N. 16°15'52" W. 257.78 feet and end of said sewer line easement, terminating within the following described drainfield area: Beginning at a point from which the said one-quarter corner common to Sections 14 & 15, bears S. 42°52'24" E. 1342.67 feet; thence N. 51°35' E. 150.00 feet and N. 38°25' W. 90.00 feet and S. 51°35' W. 150.00 feet and S. 38°25' E. 90.00 feet to the Point of Beginning, all of the above situated in Section 15, T. 28 S., R. 6 W. W. M.

APPROVALS:

Keith L. Cubie 1/22/79
Planning Commission Chairman Date

Francis L. Ingram 1-24-79
Douglas County Surveyor Date

Bl 4 09584