MAP FILE M.75-70

FILED
RECEIVED JHH

MAR 5 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

TB-2

MINOR LAND PARTITION

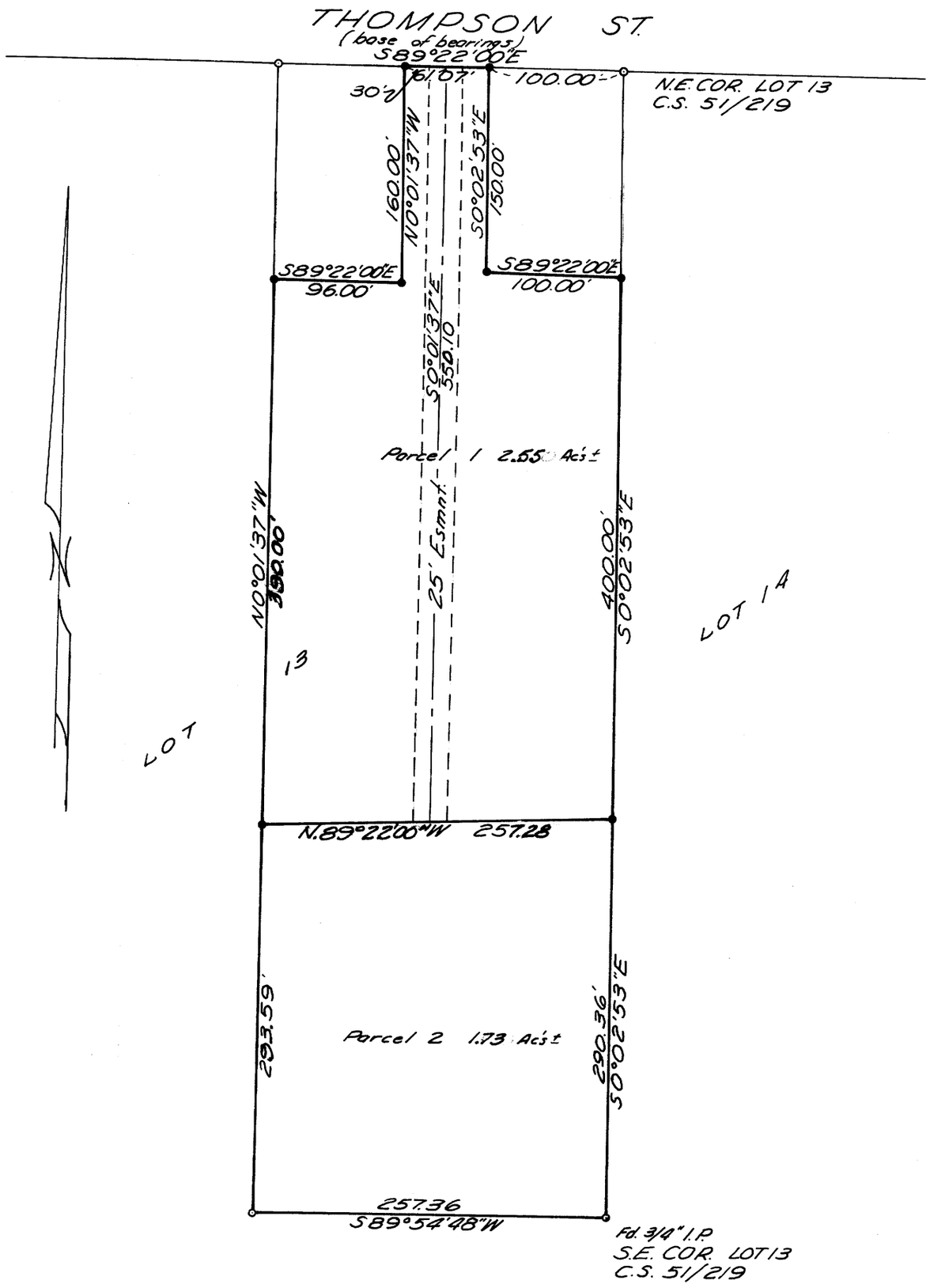
PART OF LOT 13 ROSEBURG HOME ORCHARD TRACTS PLAT "F" IN SEC. 22 T28S R6W W.M. FEB. 1979 SCALE 1"=100'

BEARINGS BASED ON SOUTH LINE OF THOMPSON ST. S89°22'00"E, AS PER PLAT OF PARK VIEW HOMESITES

LEGEND

- ● SET 1/2" I.R
- ○ FD. 1/2" I.R.
- ⊙ AS NOTED

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



PARTITIONER AND LEGAL OWNER: Lee Altendorf
735 Thompson St.
Winston, OR
679-7736

NUMBER OF LOTS: 2

WATER: Winston-Dillard

SEWAGE: City of Winston*

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

DESCRIPTIONS:

Parcel No. 1

Beginning at a ½" I.R. on the Southerly R/w line of Thompson St. from which the N.E. corner of lot 13, plat "F" Roseburg Home Orchard tracts bears S.89° 22' E. 100.00 ft.: Thence S.0° 02'55" E. 150.00 ft. to a ½" I.R.: Thence S.89° 22' E. 100.00 ft. to a ½" I.R. on the east line of said lot 13: Thence S.0° 02'55" E. 400.00 ft. to a ½" I.R. on the east line of said lot 13: Thence N.89° 22'00" W. 257.28 ft. to a ½" I.R.: Thence N.0° 01'37" W. 390.00 ft. to a ½" I.R.: Thence S.89° 22' E. 96.00 ft. to a ½" I.R.: Thence N.0° 01'37" W. 160.00' to a ½" I.R. on the south R/w of said Thompson St.: Thence S.89° 22' E. 61.07 ft. to the point of beginning. The above described parcel situated in section 22, township 28 S., range 6 W.W.M. and contains 2.58 acres, more or less. The above described parcel subject to a 25' non exclusive easement lying 12.5 ft. on either side of the following described center line. Beginning at a point on the south R/w line of Thompson St. from which the N.E. corner of lot 13, bears S.89° 22' E. 131.07 ft.: Thence S.0° 01'37" E. 550.10 ft. to a point on the Northerly boundry of parcel No. 2.

Parcel No. 2

Beginning at a 3/4" I.P. on the S.E. corner of lot 13, plat "F" R.H.O.T.: Thence along said lot S.89° 54'48" W. 257.36 ft. to a ½" I.R.: Thence N.0° 01'37" W. 293.59 ft. to a ½" I.R.: Thence S.89° 22'00" E. 257.28 ft. to a ½" I.R. on the east line of said lot 13: Thence along said east line S.0° 02'53" E. 290.36 ft. to the point of beginning: The above described parcel situated in section 22, township 28 S., range 6 W.W.M. and contains 1.70 acres, more or less Together with the following easement: a 25' non exclusive easement lying 12.5 ft. on either side of the following described center line. Beginning at a point on the south R/w line of Thompson St. from which the N.E. corner of lot 13, bears S.89° 22' E. 131.07 ft.: Thence S.0° 01'37" E. 550.10 ft. to a point on the Northerly boundary of parcel No. 2.

APPROVALS:

Keith L. Cubic — 3/1/79
Douglas County Planning Commission — Date

Francis L. Ingram — 3-5-79
County Surveyor — Date

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:

'79 MAR 6 PM 3 23

BY Mary L Deal DEPUTY
NO. _____ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS 79-03721

* City sewer service not availble until annexation or agreed upon development occured.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk 7 Pg 98

MAP FILE M.75-70