

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

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:

A MINOR LAND PARTITION

In Lot 31, Tract 1, Plat 1, Roseburg Orchard Co., Sec. 6, T27S, R5W, W.M.
Partitioners: Robert S. Tomasovic & James E. West 1231 N.E. Steele Ct. Roseburg, Ore. 97470 672-5142

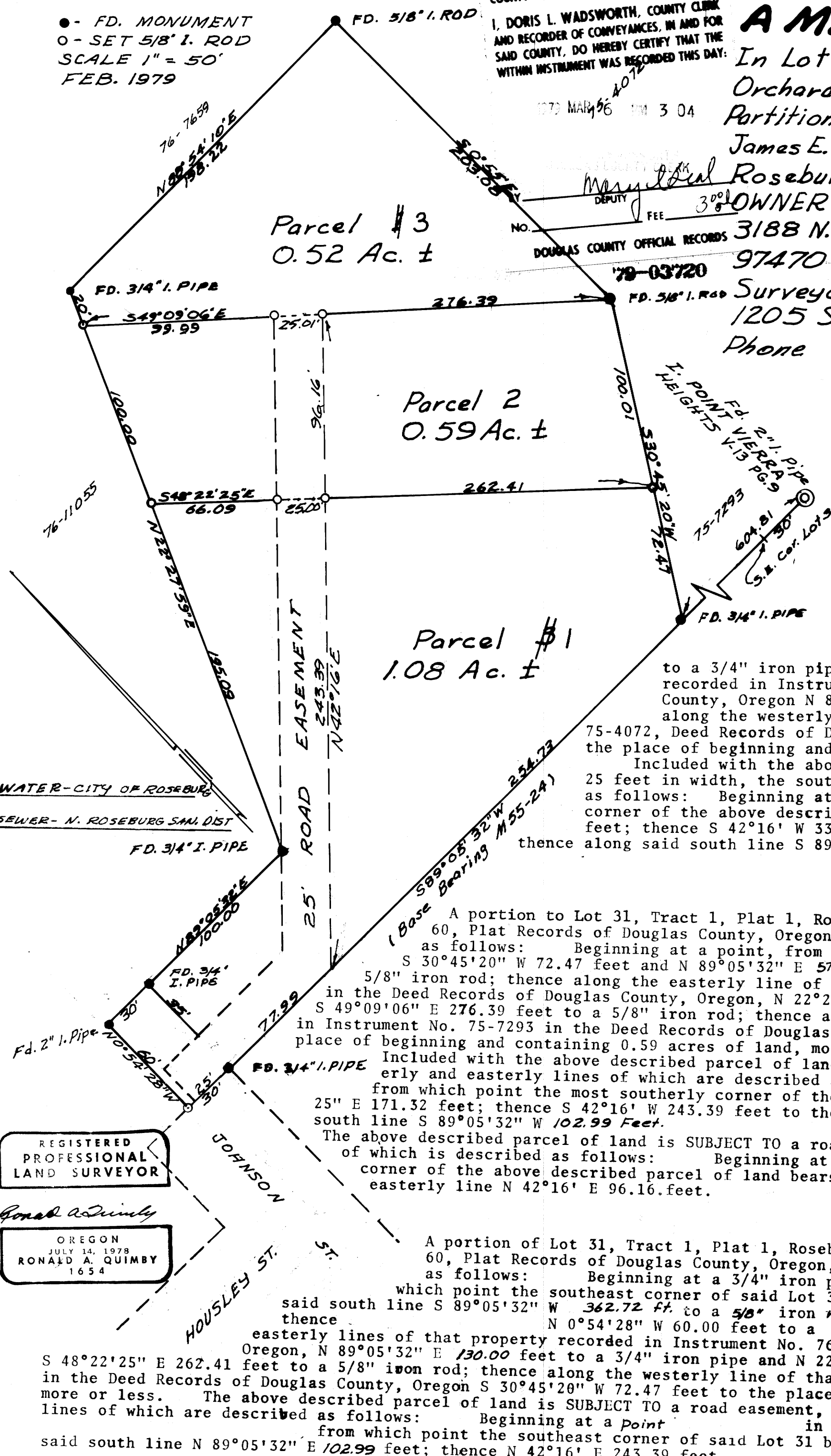
OWNER OF RECORD: Francis D. Engle
3188 N.E. HUGHES Roseburg, Ore. 97470 Phone 672-4611
Surveyor: BHW Eng. & Surveying 1205 S.E. Court Roseburg, Ore. Phone 673-0165

● - FD. MONUMENT
○ - SET 5/8" I. ROD
SCALE 1" = 50'
FEB. 1979

Parcel #3
0.52 Ac. ±

Parcel 2
0.59 Ac. ±

Parcel #1
1.08 Ac. ±



DESCRIPTIONS:

PARCEL #3

A portion of Lot 31, Tract 1, Plat 1, Roseburg Orchard Co., as recorded in Volume 4, page 60 in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a 5/8" iron rod, from which point the Southeast corner of said Lot 31 bears S 30°45'20" W 172.48 feet and N 89°05'32" E 574.81 feet; thence N 49°09'06" W 276.39 feet to a 5/8" iron rod; thence along the easterly line of that property recorded in Instrument No. 76-11055 in the Deed Records of Douglas County, Oregon, N 22°27'59" E 20.00 feet to a 3/4" iron pipe; thence along the south line of that property recorded in Instrument No. 76-7659 in the Deed Records of Douglas County, Oregon N 88°54'10" E 198.22 feet to a 5/8" iron rod; thence along the westerly line of that property recorded in Instrument No. 75-4072, Deed Records of Douglas County, Oregon, S 0°55' E 203.08 feet to the place of beginning and containing 0.52 acres of land, more or less.

Included with the above described parcel of land is a road easement, 25 feet in width, the southerly and easterly lines of which are described as follows: Beginning at a 5/8" iron rod, from which the most southerly corner of the above described parcel of land bears S 49°09'06" E 176.40 feet; thence S 42°16' W 339.55 feet to the south line of said Lot 31; thence along said south line S 89°05'32" W 102.99 feet

PARCEL 2

A portion to Lot 31, Tract 1, Plat 1, Roseburg Orchard Co., as recorded in Volume 4, page 60, Plat Records of Douglas County, Oregon, said portion being more particularly described as follows: Beginning at a point, from which the Southeast corner of said Lot 31 bears S 30°45'20" W 72.47 feet and N 89°05'32" E 574.81 feet; thence N 48°22'25" W 262.41 feet to a 5/8" iron rod; thence along the easterly line of that property recorded in Instrument No. 76-11055 in the Deed Records of Douglas County, Oregon, N 22°27'59" E 100.00 feet to a 5/8" iron rod; thence S 49°09'06" E 276.39 feet to a 5/8" iron rod; thence along the westerly line of that property described in Instrument No. 75-7293 in the Deed Records of Douglas County, Oregon, S 30°45'20" W 100.01 feet to the place of beginning and containing 0.59 acres of land, more or less.

Included with the above described parcel of land is a road easement, 25 feet in width, the southerly and easterly lines of which are described as follows: Beginning at a 5/8" iron rod, from which point the most southerly corner of the above described parcel of land bears S 48°22'25" E 171.32 feet; thence S 42°16' W 243.39 feet to the south line of said Lot 31; thence along said south line S 89°05'32" W 102.99 feet.

The above described parcel of land is SUBJECT TO a road easement, 25 feet in width, the easterly line of which is described as follows: Beginning at a 5/8" iron rod, from which the most southerly corner of the above described parcel of land bears S 48°22'25" E 171.32 feet; thence along said easterly line N 42°16' E 96.16 feet.

PARCEL #1

A portion of Lot 31, Tract 1, Plat 1, Roseburg Orchard Co., as recorded in Volume 4, page 60, Plat Records of Douglas County, Oregon, said portion being more particularly described as follows: Beginning at a 3/4" iron pipe set in the south line of said Lot 31, from which point the southeast corner of said Lot 31 bears N 89°05'32" E 574.81 feet; thence along said south line S 89°05'32" W 362.72 feet to a 5/8" iron rod set in the center of Johnson Street; thence N 0°54'28" W 60.00 feet to a 2" iron pipe; thence along the southerly and easterly lines of that property recorded in Instrument No. 76-11055 in the Deed Records of Douglas County, Oregon, N 89°05'32" E 130.00 feet to a 3/4" iron pipe and N 22°27'59" E 195.09 feet to a 5/8" iron rod; thence S 48°22'25" E 262.41 feet to a 5/8" iron rod; thence along the westerly line of that property described in Instrument No. 75-7293 in the Deed Records of Douglas County, Oregon S 30°45'20" W 72.47 feet to the place of beginning and containing 1.08 acres of land, more or less.

The above described parcel of land is SUBJECT TO a road easement, 25 feet in width, the southerly and easterly lines of which are described as follows: Beginning at a point in the south line of the above said Lot 31, from which point the southeast corner of said Lot 31 bears N 89°05'32" E 932.53 feet; thence along said south line N 89°05'32" E 102.99 feet; thence N 42°16' E 243.39 feet.

APPROVALS:

Keith L. Cubic
Planning Commission

3/1/79
Date

Francis L. Ingram
County Surveyor

3-6-79
Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Book 4 Pg. 97