

MAY 23 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MINOR LAND PARTITION

IN LOTS 30 & 31 TRACT 1, PLAT 1,  
ROSEBURG ORCHARDS COMPANY  
IN SECTION 6, T.27S. R.5W.W.M-APRIL 1979

PARTITIONER AND LEGAL OWNER: MOISES B. and DAYLE A. ROSAS JB  
3326 N. E. HUGHES  
ROSEBURG, OREGON 97470  
673-5041

NUMBER OF LOTS: 3  
WATER SUPPLY: CITY OF ROSEBURG  
SEWAGE: NORTH ROSEBURG SEWER DISTRICT

MAP PREPARED BY: BAUGHMAN TECHNICAL SERVICES, INC.  
P. O. BOX 222  
ROSEBURG, OREGON 97470  
673-0966

SCALE: 1" = 100'

- LEGEND**
- — Fd 5/8" iron rod
  - — Fd 1/2" iron rod
  - — Set 1/2" iron rod
  - — Fd 1 1/4" iron pipe
  - ⊙ — Brass cap

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Glen S. Baughman*

OREGON  
JULY 14 1961  
GLEN S. BAUGHMAN  
536

DESCRIPTIONS:

**PARCEL # 1**

Beginning at a 1/2" iron rod from which the Southwest corner of Section 6, T. 27 S., R. 5 W.W.M., bears S. 10°52'19" W. 2070.97 feet; thence N. 11°22'00" E. 135.00 feet to a 1/2" iron rod on the North Line as recorded in Volume 4, Page 60, Plat Records of Douglas County, Oregon of Lot 30, Tract 1, Plat 1, Roseburg Orchards Company; thence along said North Line North 88°51'47" E. 240.00 feet to a 1/2" iron rod; thence S. 11°22' W. along the Westerly Right of Way Line of Hughes Street, 135.00 feet to 1/2" iron rod; thence leaving said Westerly Right of Way Line, S. 88°51'47" W. 240.00 feet to the Point of Beginning. The above described parcel situated in Lot 30, Tract 1, Plat 1 Roseburg Orchard Company and contains 0.72 Acres, more or less.

**PARCEL # 2**

Beginning at a 1/2" iron rod from which the Southwest corner of Section 6, T. 27 S., R. 5 W.W.M., bears South 14°18'37" West 1653.30 feet; thence N. 11°22' E. 87.50 feet to a 1/2" iron rod; thence N. 88°22'33" E. 35.00 ft. to a 1/2" I.R.; thence N. 11°22' E. 87.50 feet to a 1/2" iron rod; thence S. 88°22'33" W. 35.00 feet to a 1/2" iron rod; thence N. 11°22' E. 87.50 feet to a 1/2" iron rod; thence North 88° 22' 33" East, 135.00 feet to a 1/2" iron rod thence North 11° 22' East, along the Westerly Right of Way Line of Hughes Street, 178.89 feet to a 1/2" iron rod; thence leaving said Westerly Right of Way Line S. 88°51'47" W. 240.00 feet to a 1/2" iron rod; thence N. 11°22' E. 135.00 feet to a 1/2" iron rod on the North Line of Lot 30, Tract 1, Plat 1, Roseburg Orchards Company; thence along said North Line S. 88°51'47" W. 192.50 feet to a 1 1/4" iron pipe; thence S. 0°50'21" E. 565.37 feet to a 5/8" iron rod; thence N. 88°22'33" E. along the South Line of Lot 31 of said Tract 1, Plat 1, Roseburg Orchards Company 175.67 feet to the Point of Beginning. The above described Parcel situated in Lots 30 and 31, Tract 1, Plat 1, Roseburg Orchads Company and contains 3.36 Acres, more or less

**PARCEL # 3**

Beginning at a 1/2" iron rod on the Westerly Right of Way Line of Hughes Street, from which the Southwest corner of Section 6, T. 27 S., R. 5 W.W.M., bears N. 11°22' E. 178.89 feet and S. 88°51'47" W. 240.00 feet and S. 10°52'19" W. 2070.97 feet; thence S. 11°22' W. along said Westerly Right of Way Line 87.50 feet to a 1/2" iron rod; thence leaving said Westerly Right of Way Line S. 88°22'33" W. 135.00 feet to a 1/2" iron rod; thence N. 11°22' E. 87.50 feet to a 1/2" iron rod; thence N. 88°22'33" E. 135.00 feet to the Point of Beginning, situated in Lots 30 and 31, Tract 1, Plat 1, Roseburg Orchards Company, containing 0.27 Acres more or less.

APPROVALS:

*Keith L. Cubic* 5/21/79  
Planning Commission Date

*Francis L. Ingram* 5-23-79  
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.

1979 MAY 23 PM 2 11

BY *Mary Deal*  
DEPUTY

NO. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-08323

FM5-187

