

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

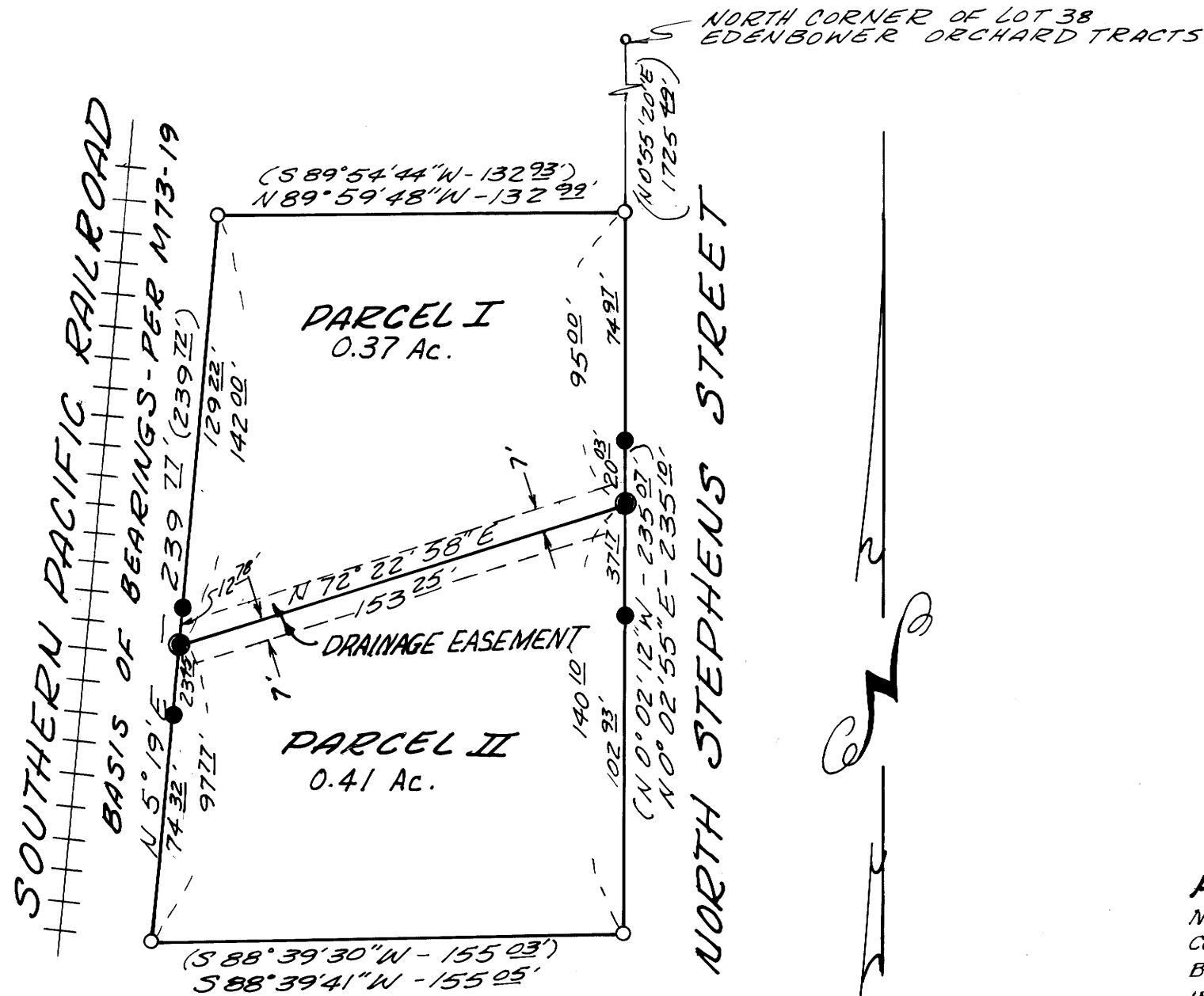
# MINOR LAND PARTITION

IN LOT 38, EDENBOWER ORCHARD TRACTS  
SECTION 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON  
MAY, 1979  
SCALE: 1" = 50'

FILED *d*  
RECEIVED *BS*

MAY 9 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
*TB*



OWNER & PARTITIONER: MR. VERN H. LIESINGER SR.  
RT. 4 BOX 507 F  
ROSEBURG OR. 97470

NUMBER OF LOTS: 2

WATER SUPPLY: CITY OF ROSEBURG  
SEWAGE: NORTH ROSEBURG SANITARY  
ENGINEER: ALPHA AND OMEGA ENGINEERS INC.  
1622 NE VINE STREET  
FRONTIER VILLAGE  
ROSEBURG OREGON 97470  
672-7151

SURVEYOR: VICTOR M. McLIND  
1622 NE VINE STREET  
ROSEBURG OREGON 97470  
673-0823

## DESCRIPTIONS

**PARCEL I** BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY NO. 99 BUSINESS ROUTE, WHICH POINT IS S 0° 55' 20" W 1725.49 FEET FROM THE NORTH CORNER OF LOT 38, EDENBOWER ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, SAID POINT BEING THE SOUTHEAST CORNER OF THE WILLIAM JOHNSON et ux PROPERTY, AS RECORDED IN VOLUME 385, RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 67-1510; THENCE N 89° 59' 48" W 132.99 FEET ALONG THE SOUTH LINE OF SAID JOHNSON PROPERTY, TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE S 5° 19' W 142.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 72° 22' 58" E 153.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY NO. 99; THENCE N 0° 02' 55" E 95.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN LOT 38 EDENBOWER ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, CONTAINING 0.37 ACRES, MORE OR LESS.

**PARCEL II** BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY NO. 99, BUSINESS ROUTE, WHICH POINT IS S 0° 55' 20" W 1725.49 FEET AND S 0° 02' 55" W 235.10 FEET FROM THE NORTH CORNER OF LOT 38, EDENBOWER ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, SAID POINT BEING THE NORTHEAST CORNER OF THE GEORGE W. NEUNER et ux PROPERTY, AS RECORDED IN VOLUME 540, RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 74-16606; THENCE S 88° 39' 41" W 155.05 FEET ALONG THE NORTH LINE OF SAID NEUNER PROPERTY, TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE N 5° 19' E 97.77 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 72° 22' 58" E 153.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY NO. 99; THENCE S 0° 02' 55" W 140.10 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN LOT 38, EDENBOWER ORCHARD TRACTS, DOUGLAS COUNTY, OREGON, CONTAINING 0.41 ACRES, MORE OR LESS.

## APPROVALS:

Keith L. Cubie  
PLANNING COMMISSION

5/4/79  
DATE

Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR

5-9-79  
DATE

## LEGEND

- FOUND 3/4" REBAR
- SET 5/8" x 30" REBAR
- ( ) RECORD INFORMATION
- PROPERTY CORNER (NO PIN SET)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Victor M. McLind*

OREGON  
JULY 17, 1970  
VICTOR M. McLIND  
934

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )  
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 9 11 49

BY Mary L. [Signature]  
DEPUTY  
NO. \_\_\_\_\_ FEE 5.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-07520

*Blk 5 Pg 46*

M 77-6

M 77-6