

MINOR LAND PARTITION

NW 1/4 Sec. 19 T. 27 S., R. 5 W., W.M. Roseburg, Or.
November 1979
Scale: 1" = 50'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
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JAN. 16, 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

NARRATIVE

Parcel No. 1 was formed as a result of a Minor Land Partition in 1978. The remaining larger parcel is now being partitioned to form Parcel No. 2 and Parcel No. 3. Parcel No. 1, prior to this partitioning was subject to a Road Easement extending from Washington Street approximately 100 feet Southerly. The Roadway Easement* must be extended to serve Parcel No. 3, therefore Parcel No. 1 has been re-described subject to the extended Roadway Easement which has also been described.

Monuments shown, but not listed as being found, are those either found or set in the 1978 partition as recorded in CS File No.

M 71-10. For ease and clarity of descriptions, the double distance bearing tie to the DLC corner used in describing Parcel No. 1 has been resolved into a single tie from a new point common to Parcels No. 2 & 3. All bearings and distances with the exception of the dimension line between Parcel No. 2 & 3 are those shown and recorded in CS file No. M 71-10. * Roadway easement means "Private Roadway & Utility Easement."

DESCRIPTIONS:

Beginning at a 3/4" iron rod from which the Southwest corner of DLC No. 38, T. 27 S., R. 5 W., W.M., bears S 61°59'30" E 93.70 feet and N 0°33' W 796.40 feet; thence S 37°08'06" W 116.47 feet to a 1/2" iron rod; thence N 61°59'30" W 101.84 feet to a 1/2" iron rod; thence N 28°06'03" E 115.00 feet to a 1/2" iron rod; thence N 61°59'30" W 5.00 feet to a 3/4" iron rod; thence N 28°06'03" E 100.03 feet to a 3/4" iron rod on the Southerly R/W line of Washington Street being known as point "A" as shown on the annexed plat; thence S 62°04'45" E along said Southerly R/W line 30.00 feet to a 3/4" iron rod; thence leaving said Southerly R/W line, S 28°06'03" W 100.08 feet to a 3/4" iron rod; thence S 61°59'30" E 95.13 feet to the Point of Beginning, situated in Section 19, T. 27 S., R. 5 W., W.M., containing 15764 square feet, more or less.

SUBJECT TO a Roadway Easement described as follows: Beginning at point "A" as previously described; thence S 62°04'45" E 30.00 feet along the Southerly R/W line of Washington Street to a 3/4" iron rod; thence S 28°06'03" W 215.08 feet to a point; thence N 61°59'30" W 25.00 feet to a 1/2" iron rod; thence N 28°06'03" E 115.00 feet to a 1/2" iron rod; thence N 61°59'30" W 5.00 feet to a 3/4" iron rod; thence N 28°06'03" E 100.03 feet to the Point of Beginning.

Parcel No. 2

Beginning at a 1/2" iron rod from which the Southwest corner of DLC No. 38, bears N 16°46'14" E 830.42 feet; thence S 66°15'25" W 179.35 feet to a 1/2" iron rod; thence N 28°17'08" E 255.84 feet to a 1/2" iron rod; thence S 61°59'30" E 114.99 feet to a 1/2" iron rod; thence S 28°06'03" W 115.00 feet to a 1/2" iron rod; thence N 61°59'30" W 5.00 feet to the Point of Beginning. The parcel described contains 20,440 square feet, more or less, in the Northwest 1/4 of Section 19, T. 27 S., R. 5 W., W.M., Roseburg, Oregon.

SUBJECT TO a Roadway Easement* described as follows: Beginning at a 1/2" iron rod from which the Southwest corner of DLC No. 38, bears N 16°46'14" E 830.42 feet; thence N 28°06'03" E 115.00 feet to a 3/4" iron rod; thence S 61°59'30" E 5.00 feet to a 1/2" iron rod; thence S 28°06'03" W 115.00 feet to a 1/2" iron rod; thence N 61°59'30" W 5.00 feet to the Point of Beginning. *Roadway Easement means "Private Roadway and Utility Easement."

Parcel No. 3

Beginning at a 1/2" iron rod from which the Southwest corner of DLC No. 38, bears N 16°46'14" E 830.42 feet; thence S 61°59'30" E 106.84 feet to a 1/2" iron rod; thence S 37°08'06" W 173.29 feet to a 3/4" iron rod; thence S 59°23'05" W 27.23 feet to a 3/4" iron rod; thence N 61°21'05" W 176.47 feet to a 3/4" iron rod; thence N 28°17'08" E 51.52 feet to a 1/2" iron rod; thence N 66°15'25" E 179.35 feet to the Point of Beginning. The parcel described contains 31,775 square feet, more or less, in the Northwest 1/4 of Section 19, T. 27 S., R. 5 W., W.M.

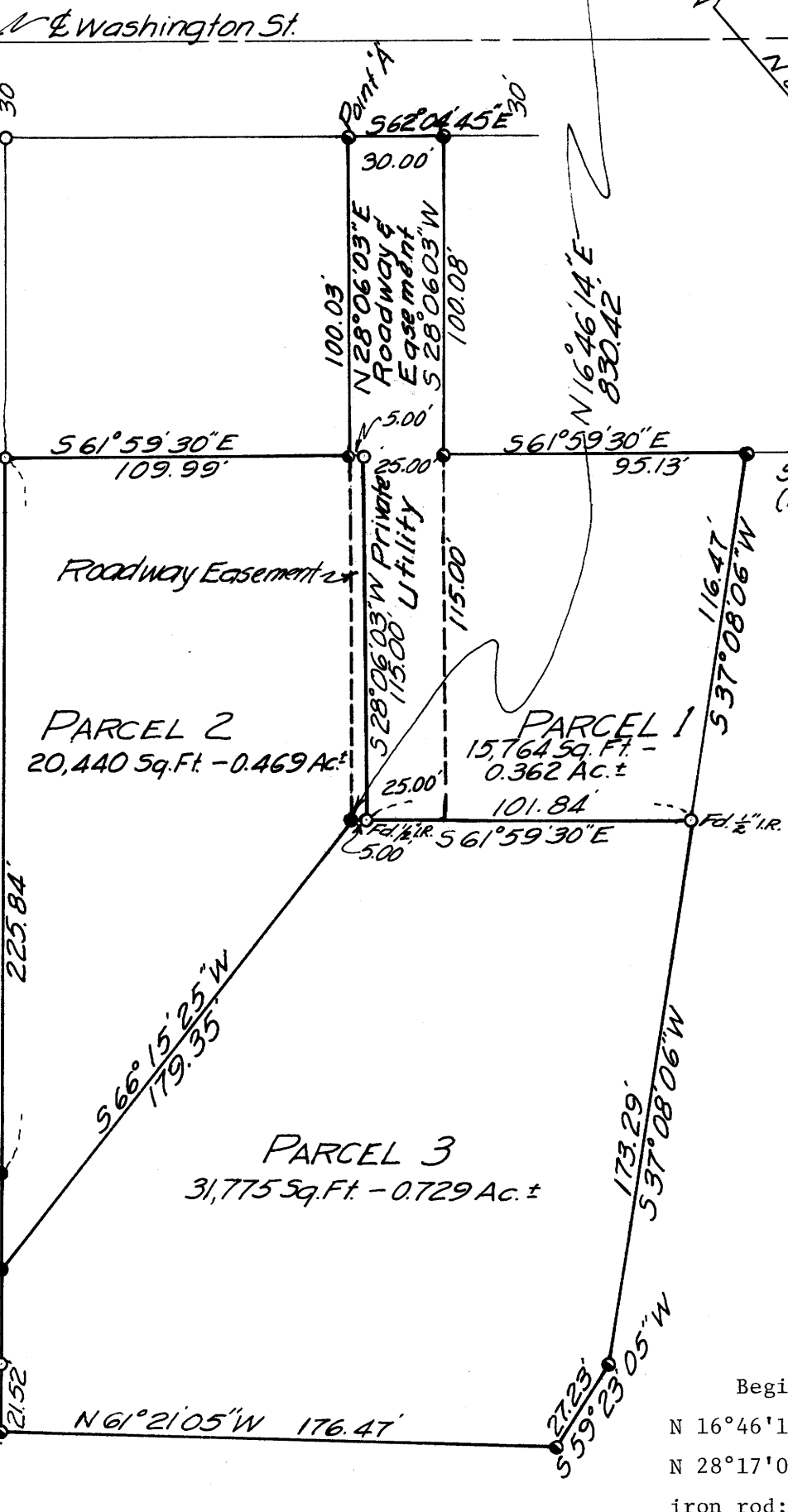
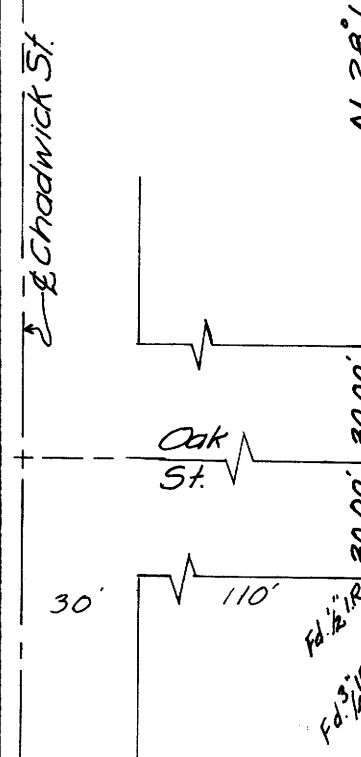
APPROVALS:

PLANNING COMMISSION

<u>Lois L. Allen</u> , Chairman	12/17/79
<u>John J. ...</u> , Secretary	12/17/79
<u>Adney E. Bowker</u> , City Engineer	1/15/80
<u>Francis L. Ingram</u> , County Surveyor	1-16-80

REGISTERED PROFESSIONAL LAND SURVEYOR
George E. Grubb
OREGON
MAY 10, 1957
GEORGE E. GRUBB
397

Basis of Bearings M 71-10



- Set 1/2" I.R.
- 3/4" I.R. (M-71-10)
- 1/2" I.R. (M-71-10)

PARTITIONER & LEGAL OWNER: Kinsey M. & Rick N. Lancaster
P.O. Box 637
Winston, Oregon 97496
679-7963

NUMBER OF LOTS: 3
City of Roseburg

STATE OF OREGON SUPPLY: (City of Roseburg)
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:

Baughman Technical Services, Inc.
P.O. Box 222
Roseburg, Oregon 97470
673-0966

1980 JAN 17 PM 4 18

BY Mary J. Deal DEPUTY
FEE 6.00

80-00899