

# A MINOR LAND PARTITION

LOT 1, BLOCK 1, "WEST BRAE", A SUBDIVISION,  
& LYING IN NW 1/4, SECTION 1, T27S, R6W, W.M.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED JP  
RECEIVED JHH

APR 10 1980

PARTITIONER & OWNER:  
**DiMartini Co.**  
251 Camino Francisco  
Roseburg, Oregon

Scale: 1" = 50'  
March 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
K5

SURVEYOR:  
**BHW Engineering & Surveying**  
1205 S.E. Court  
Roseburg, Oregon  
CITY OF ROSEBURG

DESCRIPTIONS:

PARCEL 1

A parcel of land lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 1, Block 1, "WEST BRAE" as recorded in Volume 16, Page 42 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the Westerly right-of-way line of Interstate V Freeway, said point being the Northeast Corner of the above said Lot 1, Block 1; thence along said Westerly right-of-way line S 2°04'15" W 74.98 feet to a 5/8" iron rod; thence leaving said Westerly right-of-way line and running S 86°51'40" W 80.63 feet to a 5/8" iron rod; thence S 43°27'24" W 55.75 feet to a 5/8" iron rod on the Northerly right-of-way line of General Avenue; thence along said Northerly right-of-way line along the arc of a 50 foot radius curve (the long chord of which bears N 71°33'48" W 40.41 feet) 41.60 feet to a 5/8" iron rod at the Southeast Corner of Lot 2, Block 1 of the above said subdivision of "WEST BRAE"; thence along the Southeasterly Line of said Lot 2, Block 1 N 43°27'24" E 78.97 feet to a 5/8" iron rod; thence continuing along the Easterly Line of said Lot 2, Block 1 N 19°57'37" E 52.99 feet to a 5/8" iron rod, said point being the Northwest Corner of the above said Lot 1, Block 1 of "WEST BRAE"; thence along the Northerly Line of said Lot 1, Block 1 S 89°56'18" E 87.50 feet to the point of beginning and containing 0.22 acres of land, more or less.

PARCEL 2

A parcel of land lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 1, Block 1, "WEST BRAE" as recorded in Volume 16, Page 42 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

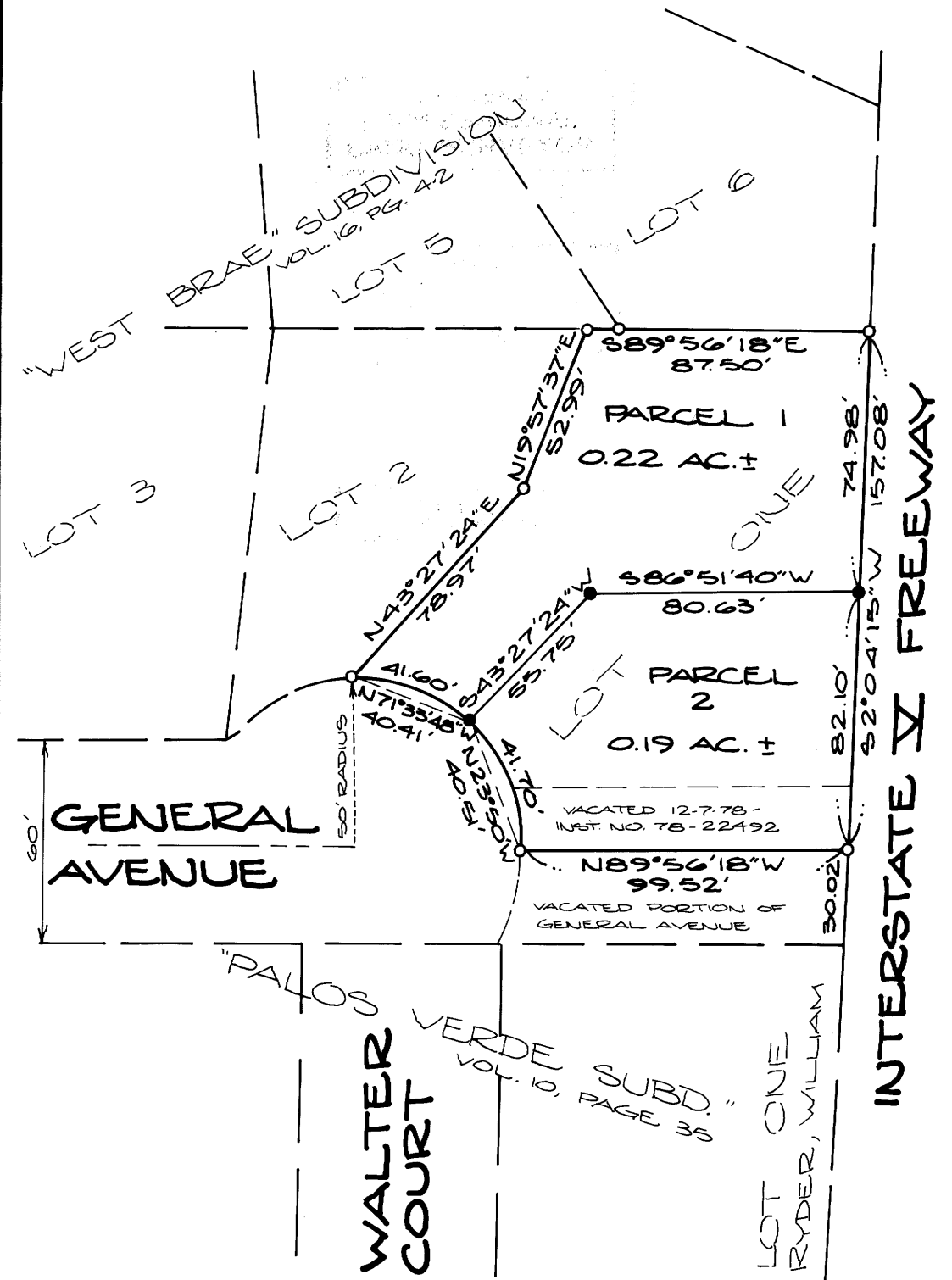
Beginning at a 5/8" iron rod on the Westerly right-of-way line of Interstate V Freeway, said point being the Southeast Corner of the above said Lot 1, Block 1; thence along the Southerly Line of said Lot 1, Block 1 N 89°56'18" W 99.52 feet to a 5/8" iron rod on the Easterly right-of-way line of General Avenue; thence along said right-of-way line along the arc of a 50 foot radius curve (the long chord of which bears N 23°50' W 40.51 feet) 41.70 feet to a 5/8" iron rod; thence leaving said Easterly right-of-way line and running N 43°27'24" E 55.75 feet to a 5/8" iron rod; thence N 86°51'40" E 80.63 feet to a 5/8" iron rod in the above said Westerly right-of-way line of Interstate V Freeway; thence along said Westerly right-of-way line S 2°04'15" W 82.10 feet to the point of beginning and containing 0.19 acres of land, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romans E. Ware*

OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

- LEGEND:  
○ - FD. 5/8" IRON ROD  
● - SET 5/8" IRON ROD



APPROVALS:

*Keith L. Cubic*  
PLANNING DEPARTMENT

4/9/80  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

4-10-80  
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:

1980 APR 10 PM 12 51

BY *Maryl Seal*  
DEPUTY  
NO. \_\_\_\_\_ FEE *6.00*  
DOUGLAS COUNTY OFFICIAL RECORDS

40-05129