

**MINOR LAND PARTITIONING**  
 NORTH PORTION OF LOT 6 PLAT "F" ROSEBURG  
 HOME ORCHARD TRACTS, SW 1/4 SEC. 22, T28S, R6W, W.M.

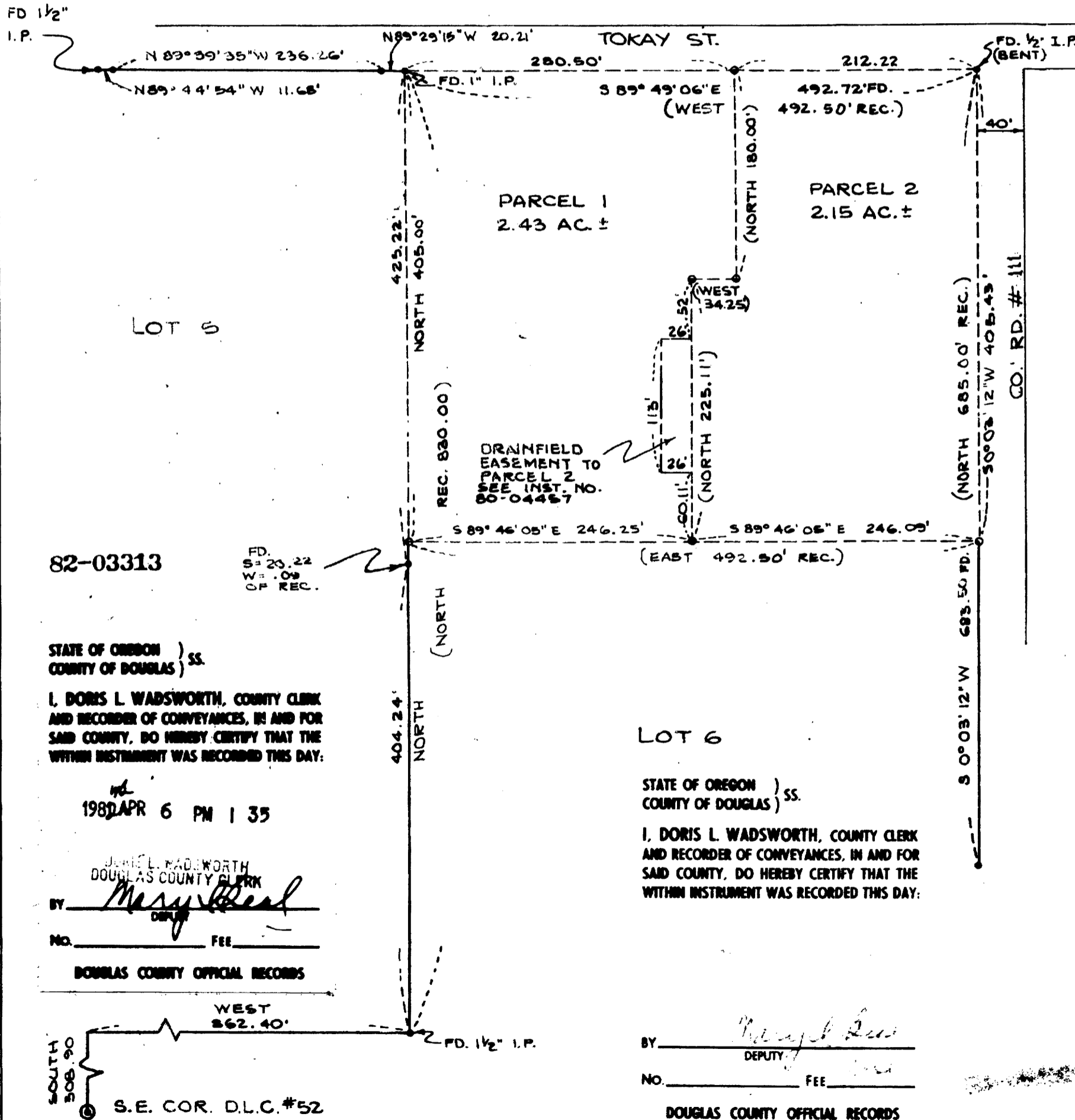
FOR: GARY SPELLMAN BY: PARAMETRIX, INC  
 11 BROSI ORCHARD RD. 2300 OAKMONT WAY SUITE 203  
 WINSTON, OREGON EUGENE, OREGON  
 PH. 679-9456 PH. 687-1141

SCALE 1"=100' JAN. 1980

- o — SET 5/8" I. ROD
- FD. 5/8" I. ROD UNLESS NOTED OTHERWISE

WATER BY WINSTON-DILLARD WATER DISTRICT  
 SEWER BY SEPTIC TANK

N  
 BASE ON C.S. M23-66  
 EAST LINE OF LOT 5



DESCRIPTIONS

**PARCEL 1**  
 A parcel of land being a portion of that property described in the instrument No. 76-18478 in the deed records of Douglas County, Oregon and lying in Lot 6 of "Roseburg Home - Orchard Tracts, Plat F" recorded in Volume 3, Page 4 in the plat records of Douglas County, Oregon, said parcel being more particularly described as follows:

BEGINNING at a 5/8" iron rod from which the southeast corner of Donation Land Claim No. 52, Township 28 south, Range 6 west, Willamette Meridian bears S49°35'05"W 1,132.70 feet; thence S89°46'05"E 246.25 feet to a 5/8" iron rod which is common to Parcel 1 and 2; thence north 225.11 feet to a 5/8" iron rod which is common to Parcel 1 and 2; thence east 34.25 feet to a 5/8" iron rod which is common to Parcel 1 and 2; thence north 180.00 feet to a 5/8" iron rod which is common to Parcel 1 and 2, and on the ~~3322~~ right-of-way line of Tokay Street; thence N89°49'06"W 280.50 feet along said right-of-way line to a 1" iron pipe; thence south 405.00 feet to point of beginning, and containing 2.43 acres of land more or less.

Given the following easement for drainfield to Parcel 2 more precisely described as follows:

BEGINNING at a 5/8" iron rod which is the southeast pin of Parcel 1; north 60.11 feet; thence west 26.00 feet; thence north 113.00 feet; thence east 26.00 feet; thence south 113.00 feet; thence south 60.11 feet to the point of beginning.

**PARCEL 2**  
 A parcel of land being a portion of that property described in the Instrument No. 76-18478 in the deed records of Douglas County, Oregon and lying in Lot 6 of "Roseburg Home - Orchard Tracts Plat F" recorded in Volume 3, Page 4 in the plat records of Douglas County, Oregon said parcel being more particularly described as follows:

BEGINNING at a 5/8" iron rod from which the southeast corner of Donation Land Claim No. 52, Township 28 south, Range 6 west, Willamette Meridian bears S56°30'54"W 1,329.26 feet; thence S89°46'05"E 246.09 feet to a 5/8" iron rod which is on the west line of right-of-way of County Road #111; thence along said line N0°03'12"E 405.43 feet to a 1/2" iron pipe which is on the south line of right-of-way of Tokay Street; thence S89°49'06"E 212.22 feet along said right-of-way line to a 5/8" iron rod which is common to Parcel 1 and 2; thence south 180.00 feet to a 5/8" iron rod which is common to Parcel 1 and 2; thence west 34.25 feet to a 5/8" iron rod which is common to Parcel 1 and 2; thence south 225.11 feet to the point of beginning, containing 2.15 acres of land, more or less.

- REF:
- 1) C.S. M23-66 BY FLOYD FREAR
  - 2) C.S. 51-326 BY ARTHUR BOYER
  - 3) C.S. M40-70 BY DONALD A. BENTZ

*Francis L. Ingram* 5-6-80  
 COUNTY SURVEYOR  
*Keith L. Cubie* 5/6/80  
 PLANNING COMMISSION

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 6 PM 1 35  
 JERIE L. WADSWORTH  
 DOUGLAS COUNTY CLERK  
 BY *Mary Beal*  
 DEPUTY  
 NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 DOUGLAS COUNTY OFFICIAL RECORDS

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:

BY *Mary Beal*  
 DEPUTY  
 NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 DOUGLAS COUNTY OFFICIAL RECORDS

*Mel Aubrey*

**PMX**  
 2300 Oakmont Way Suite 203 Eugene, Oregon 97401 503-687-1141  
**Parametrix, Inc.**  
 Consultants in Engineering & Environmental Sciences

M83-32

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