

Minor Land Partition in the City of Roseburg in <sup>SW 1/4</sup> Sec. 13, T 27 S, R 6 W, W. M., Douglas County, Oregon DP

Partitioner & For:

Community Cancer Center  
P. O. Box 2038  
Roseburg, Oregon 97470

Lot No. 1

Beginning at a 5/8" iron rod on the east line of Umpqua Street, from which the monument at the intersection of the centerlines of Umpqua Street and Harvard Boulevard of the City of Roseburg, Oregon, bears S0°39'W a distance of 195.00 feet and West a distance of 20.00 feet; thence from point of beginning S89°19'E along the south boundary of said parcel of land as described in Instrument No. 72-1387 of the Book of Records of Douglas County, Oregon, a distance of 135.00 feet to a 5/8" iron rod;

Legal Owner of Record:

Douglas Community Hospital  
738 W. Harvard Blvd.  
Roseburg, Oregon 97470

thence N0°38'E a distance of 165.00 feet to a 5/8" iron rod on the north boundary of that parcel of land described in said Memorandum of Sale, Instrument No. 75-15561; thence N89°20'W along the north boundary of that parcel of land described by said Instrument No. 75-15561 a distance of 135.00 feet to a 5/8" iron rod on the east line of Umpqua Street;

Total Number of Lots: 2

Water Supply & Sewer Disposal:

City of Roseburg

thence S0°39'W along the east line of Umpqua Street a distance of 165.00 feet to the point of beginning, containing 0.51 acres, more or less, and all being situated in Sec. 13, T27S, R6W, W.M., in the City of Roseburg in Douglas County, Oregon

Lot No. 2

Map Prepared by:

Shaner Engineering, Inc.  
P. O. Box 1430  
Roseburg, Oregon 97470

Beginning at a 5/8" iron rod on the east line of Umpqua Street, from which the monument at the intersection of the centerlines of Umpqua Street and Harvard Boulevard of the City of Roseburg, Oregon, bears S0°39'W a distance of 195.00 feet and West a distance of 20.00 feet; thence from point of beginning S89°19'E along the south boundary of said parcel of land as described in Instrument No. 72-1387 of the Book of Records of Douglas County, Oregon, a distance of 135.00 feet to a 5/8" iron rod; thence N0°38'E a distance of 165.00 feet to a 5/8" iron rod on the north boundary of that parcel of land described in said Memorandum of Sale, Instrument No. 75-15561; thence S89°20'E along the north boundary of that parcel of land described by Instrument No. 75-15561 a distance of 65.07 feet to a 5/8" iron rod at the northeast corner thereof; thence S0°37'W along the west boundary of the Douglas County parcel described in Volume 320, Page 165, Deed Records of Douglas County, Oregon, a distance of 220.00 feet to a 5/8" iron rod; thence leaving said west boundary of the Douglas County parcel and bearing N89°19'W along the south boundary of the property described by Instrument No. 76-10193, Book of Records of Douglas County, Oregon, a distance of 200.18 feet to a 5/8" iron rod; thence N0°39'E along the East right of way boundary of Umpqua St. a distance of 55.00 feet to the point of beginning, containing 0.50 acres, more or less, and all being situated in Sec. 13, T27S, R6W, W.M., in the City of Roseburg in Douglas County, Oregon

Approvals:

*Lois L. Allen*  
President, Roseburg Planning Commission  
Date 5-13-80

*[Signature]*  
Secretary, Roseburg Planning Commission  
Date 5-12-80

*[Signature]*  
Dept. of Public Works  
Date 5-12-80

*Francis L. Ingram*  
Douglas County Surveyor  
Date 5-15-80

(Record, West, 200.00)

LEGEND

- Found 5/8" iron rod with aluminum cap
- Set 5/8" iron rod with aluminum cap

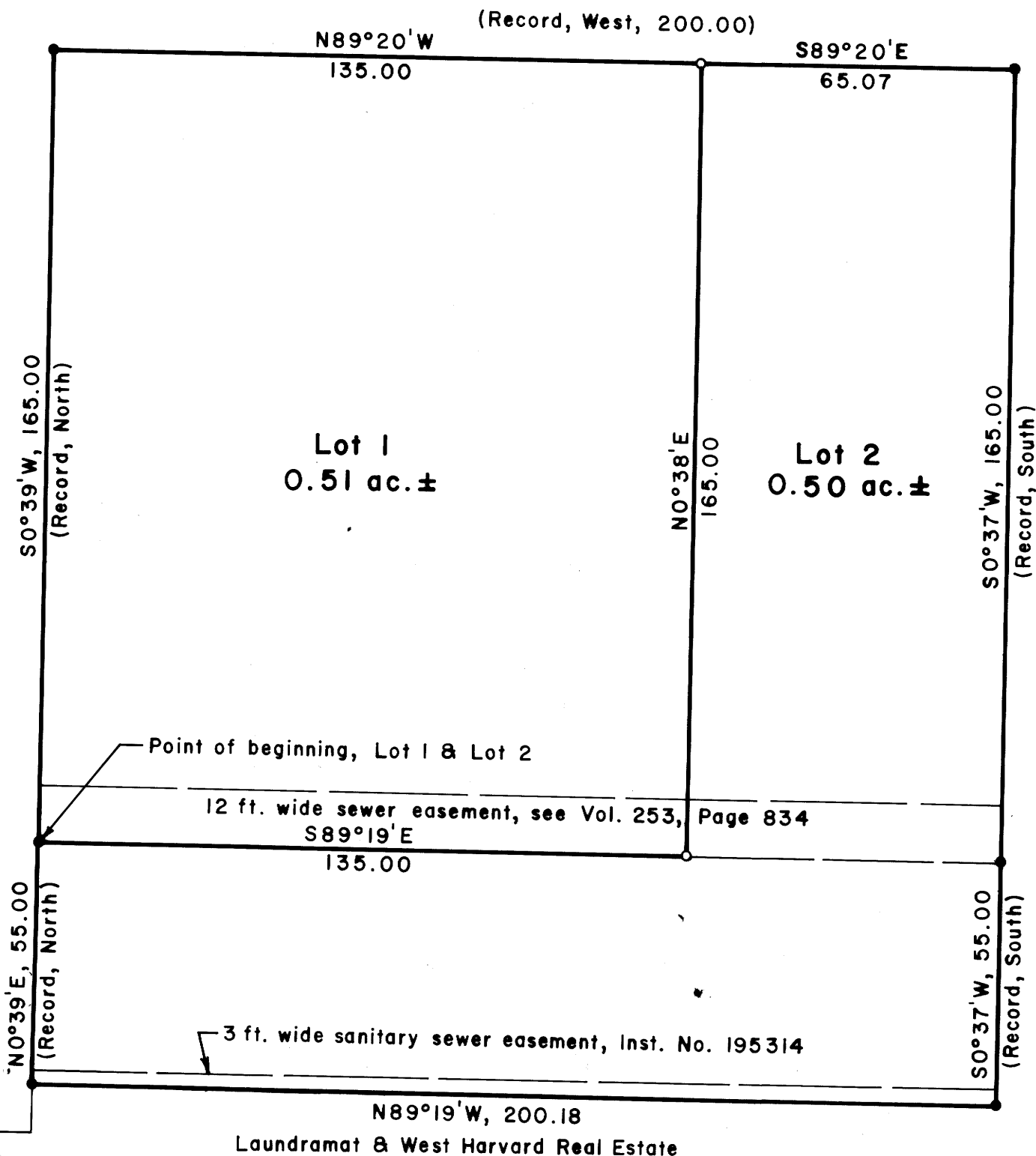
Douglas County, Vol. 320, Page 165

REGISTERED PROFESSIONAL LAND SURVEYOR

BA Shaner

OREGON OCT 4, 1997 BRUCE A SHANER 430

April 22, 1980



Street monument, PI Harvard Blvd. & Umpqua St. bears S0°39'W, 140.00 & West, 20.00

3 ft. wide sanitary sewer easement, Inst. No. 195314

N89°19'W, 200.18  
Laundramat & West Harvard Real Estate

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.  
DORIS L. WADSWORTH, COUNTY CLERK  
RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1980 MAY 15 PM 4 39

DOUGLAS COUNTY CLERK  
*Mary [Signature]*  
DEPUTY

80-06811

DOUGLAS COUNTY OFFICIAL RECORDS

Basis of Bearings: South line of parcel as per County Surveyor's Map File RM 2-70.



Scale: 1" = 30'

83-6-19-62