



FILED &
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JUN 2 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



BRASS CAP SET
FROM U.S.G.S. J.W. Cor. Hwy 99
@ WINCHESTER

FEBRUARY 1980
SCALE 1"=50'

NE 1/4 Sec 25, T 26 S, R 6 W, WM
NW 1/4 Sec 30, T 26 S, R 5 W, WM

OWNER & PARTITIONER: Jerry G. Warren
519 Pioneer Way
Winchester, Oregon 97495
672-2803

NUMBER OF LOTS: 2

SEWER: North Umpqua Sanitary Dist.

WATER SUPPLY: City of Roseburg

PREPARED BY: Baughman Tech. Services
P.O. Box 222
Roseburg, Oregon 97470
673-0966

DESCRIPTION: Parcel No. 1

Beginning at a 5/8" iron rod from which the quarter corner common to Section 25, T. 26 S., R. 6 W., W.M. and Section 30, T. 26 S., R. 5 W., W.M., bears S 28°40' E 70.00 feet and S 2°09' E 1623.0 feet; thence N 28°38'52" W 153.18 feet to a 5/8" iron rod; thence S 82°19'03" W 251.75 feet to a 5/8" iron rod on the Southerly R/W of Pioneer Way; thence along said R/W line N 61°51'30" E 289.83 feet to a Brass Cap; thence S 28°38'52" E 255.75 feet to a 1/2" iron rod; thence S 76°43'37" W 56.77 feet to the Point of Beginning.

The parcel described contains 0.55 acres, more or less, in the Northeast 1/4 of Section 25, T. 26 S., R. 6 W., W.M., Douglas County, Oregon.

Parcel No. 2

Beginning at a 5/8" iron rod from which the quarter corner common to Section 25, T. 26 S., R. 6 W., W.M. and Section 30, T. 26 S., R. 5 W., W.M. bears S 28°40' E 70.00 feet and S 2°09' E 1623.0 feet; thence N 76°43'37" E 56.77 feet to a 1/2" iron rod which is the True Point of Beginning; thence N 76°43'37" E 56.18 feet to a 5/8" iron rod; thence N 0°10'33" W 305.87 feet to a 5/8" iron rod on the Southerly R/W line of Pioneer Way; thence along said R/W line S 61°51'30" W 200.00 feet to a Brass Cap; thence S 28°38'52" E 255.75 feet to the Point of Beginning.

The parcel described contains 0.78 acres, more or less, in the Northeast 1/4 of Section 25, T. 26 S., R. 6 W., W.M. and the Northwest 1/4 of Section 30, T. 26 S., R. 5 W., W.M., Douglas County, Oregon.

NARRATIVE

The purpose of this survey is to create an additional building site. The new building site created is parcel No.1. Monuments were set at the points creating the division. Monuments found, quarter corner tie, and information on the corner were obtained from County Surveyor map No. M 24-45.



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 JUN 2 PM 3 54

BY Maryl Deal
DEPUTY
NO. 6082 FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

Keith L. Cubic 5/13/80
Planning Commission Date

Francis L. Ingram 6-2-80
County Surveyor Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

80-07729

35.6- Pg 69