

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

Bk 6 - Pg 95

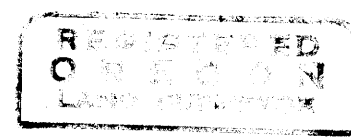
MINOR LAND PARTITION
IN SEC. 25, T. 27 S., R. 6 W. W. M. (S. W. 1/4)

LEGAL OWNER:
JOHN V. O'MARA ESTATE
U.S. NAT. BANK OF OREGON
EXECUTOR

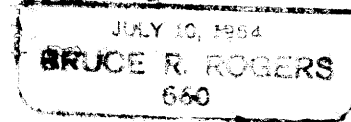
PARTITIONER:
PETE SERAFIN REALTY INC.
555 SE. MAIN
ROSEBURG, OR
PH. 672-5549

SURVEYED BY BRUCE ROGERS
FEB., 1979 1"=100'

Bearings based on Tipton Rd. R/W E.C.
(See Oak Addn)



Boundaries established
from old fences &
record bearings &
distances.



FILED
RECEIVED

JUL 29 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

KM

PARCEL I

Beginning at a 5/8" iron rod set at the intersection of the easterly line of Tipton Road and the southerly line of the 50. Pacific Railroad, from which rod the southeast corner of Lot 1, The Oaks Addition bears N 42° 30' W 107.98 ft.; thence, along said southerly line, N 59° 08' 15" E 497.97 ft. to a 5/8" iron rod; thence S 37° 26' E 310.12 ft. to a 5/8" right of way pin in the northerly line of the Old Pacific Hwy. (70 ft. left of engineer's station 1498+00); thence, along said northerly line, S 52° 34' W 462.15 ft. to a 5/8" iron rod set in the easterly line of Tipton Road; thence, along said easterly line, N 42° 30' W 368.54 ft. to the place of beginning.

Subject to a 20 ft. wide drainage easement, the left (southwesterly) line of which is described as follows:

Beginning at a point on the northerly line of the old Pacific Hwy. (70 ft. left of engineer's station 1494+90); thence N 48° 32' 30" W 360.59 ft. to the southerly line of the 50. Pacific Railroad.

All in section 25, T. 27 S., R. 6 W. W. M. and containing 3.708 acres, more or less.

PARCEL II

The remainder of the adjoining lands held by the John V. O'mara estate.

SEWER: HOLDING TANK INSTALLED TO DEQ STANDARDS

WATER: ROBERTS CREEK WATER

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, BOBIS 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 JUL 29 PM 2 20

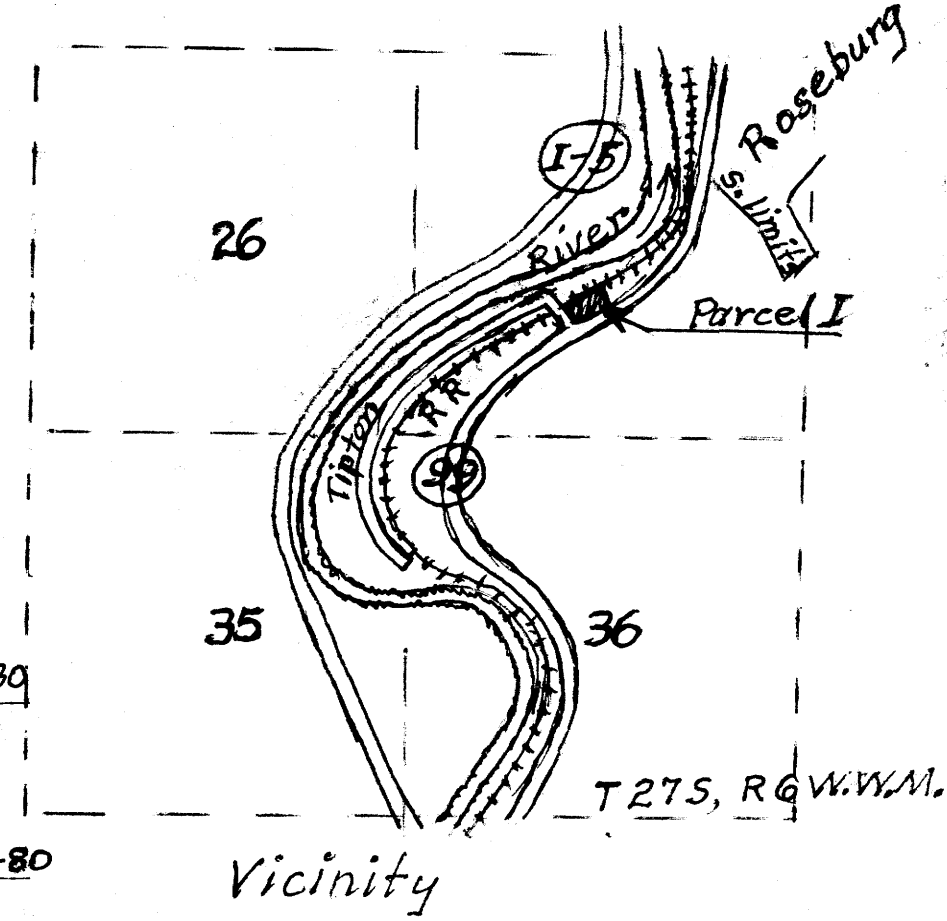
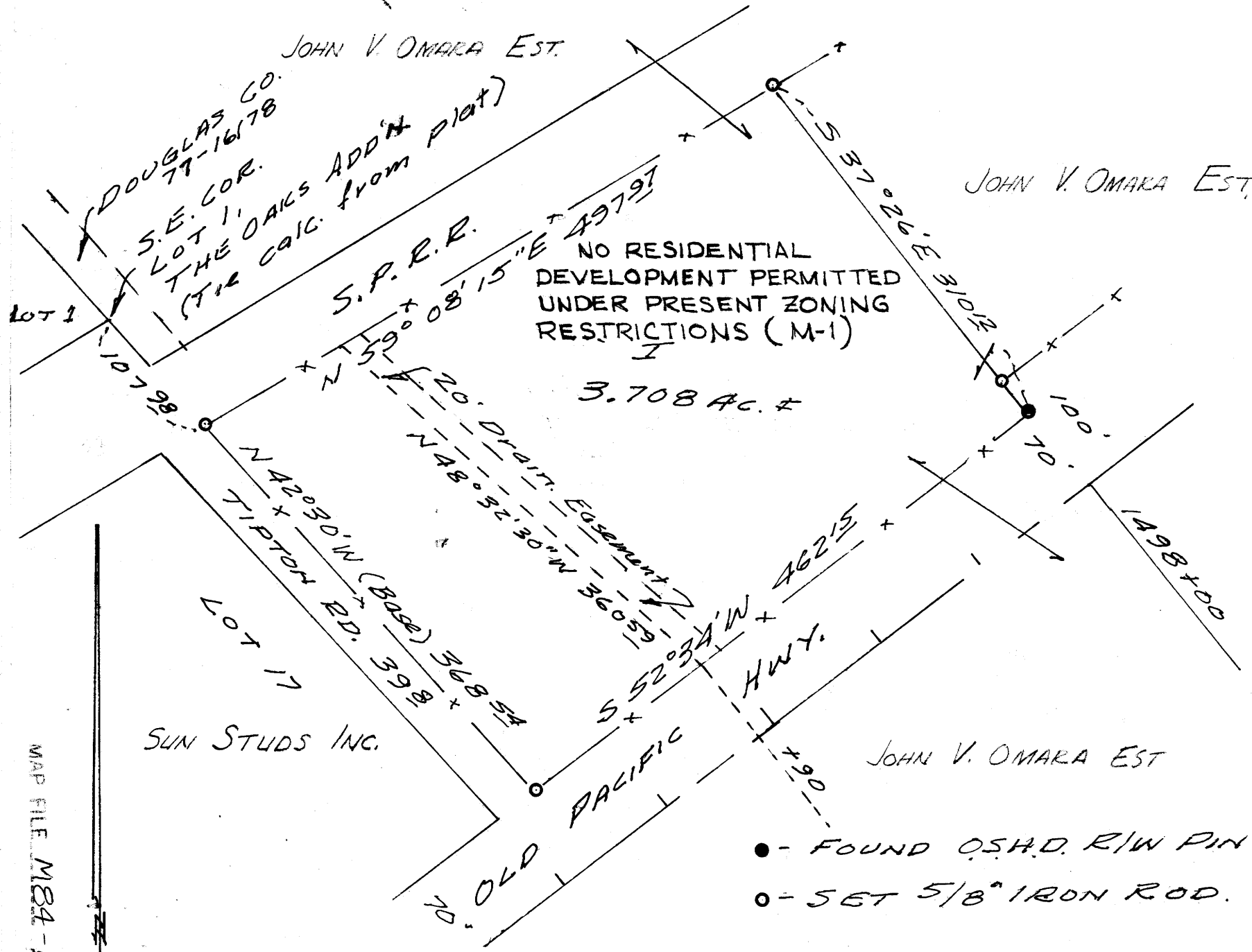
BY: Mary L. Deal
DEPUTY
NO. _____ FEE \$ 1.00

DOUGLAS COUNTY OFFICIAL RECORDS

Keith L. Cubic 7/25/80
PLANNING DIRECTOR DATE

Francis L. Ingram 7-29-80
COUNTY SURVEYOR DATE

80-10264



MAP FILE M84-61