

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE
MINOR LAND PARTITION

IN THE NW 1/4 SEC. 11, T.27S., R.6W., W.M.
FEBRUARY, 1988 SCALE 1"=50'

FOR: RDJ INC.
2631 KLINE ST.
ROSEBURG, OR 97470

BY: BAUGHMAN TECHNICAL SERVICE INC.
433 S.E. MAIN STREET
ROSEBURG, OR 97470
PHONE 673-0966

FILED

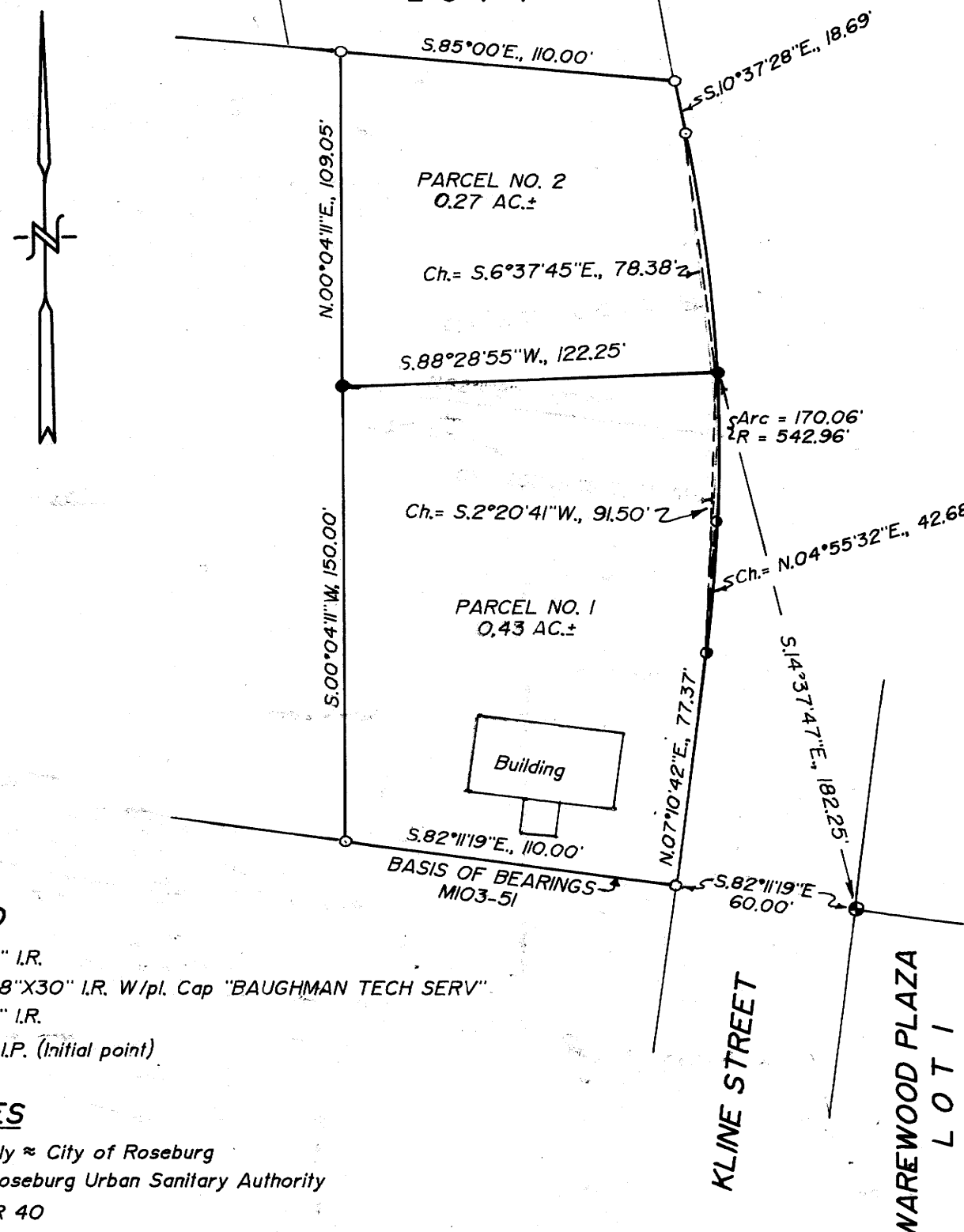
APR 19 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

WAREWOOD VALLEY SUB.

LOT 2

LOT 1



PARCEL NO. 1

Beginning at a 5/8" I.R. on the Westerly R/w line of Kline Street, from which the Initial Point of Warewood Plaza Subdivision, section 11, T.27S., R.6W., W.M. bears S.82°11'19"E., 60.00 ft.: thence along said Kline Street N.7°10'42"E., 77.37 ft. to a 1/2" I.R.: thence continuing along said Kline Street on a chord of a 542.96 ft. radius curve left, N.2°20'41"E., 91.50 ft. to a 5/8" I.R.: thence leaving said Kline Street, S.88°28'55"W., 122.25 ft. to a 5/8" I.R.: thence S.0°04'11"W., 150.00 ft. to a 5/8" I.R.: thence S.82°11'19"E., 110.00 ft. to the point of beginning.

The above described parcel situated in section 11, T.27S., R.6W., W.M. and contains 0.43 acres more or less.

PARCEL NO. 2

Beginning at a 5/8" I.R. on the Westerly R/w line of Kline Street, from which the Initial Point of Warewood Plaza Subdivision section 11, T.27S., R.6W., W.M. bears S.14°37'47"E., 182.25 ft.: thence S.88°28'55"W., 122.25 ft. to a 5/8" I.R.: thence N.0°04'11"E., 109.05 ft. to a 5/8" I.R.: thence S.85°00'E., 110.00 ft. to a 5/8" I.R. on the Westerly R/w line of Kline Street: thence along said Kline Street S.10°37'28"E., 18.69 ft. to a 5/8" I.R.: thence continuing along said Kline Street on a chord of a 542.96 ft. radius curve right, S.6°37'45"E., 78.38 ft. to the point of beginning.

The above described parcel situated in section 11, T.27S., R.6W., W.M. and contains 0.27 acres more or less.

NARRATIVE

The purpose of this survey was to divide a large parcel into two lesser parcels. The basis of this survey is a previous survey carried on by this company and shown on M104-35, using the same basis of bearings as the previous survey. The field work was performed by L. Fanning and D. Baughman using a TM20C Lietz theodolite and 300 ft. steel chain. The office calculations and drafting was performed by G. Baughman.

LEGEND

- = Fd. 5/8" I.R.
- = Set 5/8" X 30" I.R. W/pl. Cap "BAUGHMAN TECH SERV"
- = Fd. 1/2" I.R.
- = Fd. 2" I.P. (Initial point)

UTILITIES

Water supply ≈ City of Roseburg
Sewer ≈ Roseburg Urban Sanitary Authority
Zone ≈ MR 40

APPROVALS

CITY OF ROSEBURG:

Chale A. Rhodabard 3/31/88
Community Development Director Date

Chris S. Bergant 3/31/88
Engineering Associate Date

COUNTY OF DOUGLAS:

Francis L. Ingram 4-19-88
Douglas County Surveyor Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1951
GLENN S. BAUGHMAN
536

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1988 APR 20 AM 8:01

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engle*
DEPUTY
FEE 10.00 pd

88-04875

MAP FILE M104-35