

We, Phillip B. Heidrick and Violette G. Heidrick, husband and wife, owners of the real property represented and described in the annexed plat, have caused the same to be surveyed for the purpose of conveying said property.

*Phillip B. Heidrick*  
Phillip B. Heidrick  
*Violette G. Heidrick*  
Violette G. Heidrick

By Order of the City of Roseburg Planning Commission

Approved: July 20, 1970

*Leonard W. Taylor*  
President  
*Lyle F. Miller*  
Secretary

MINOR LAND PARTITIONING  
SEC. II, T27S, R6W, WM  
SURVEYED FOR PHILLIP B HEIDRICK  
SURVEYED BY DON E GARRETT  
JUNE 1970  
SCALE 1" = 50'

o - Set 5/8" I. Rod  
• - Found 3/4" I. Rod

3<sup>00</sup> ac 70-8867

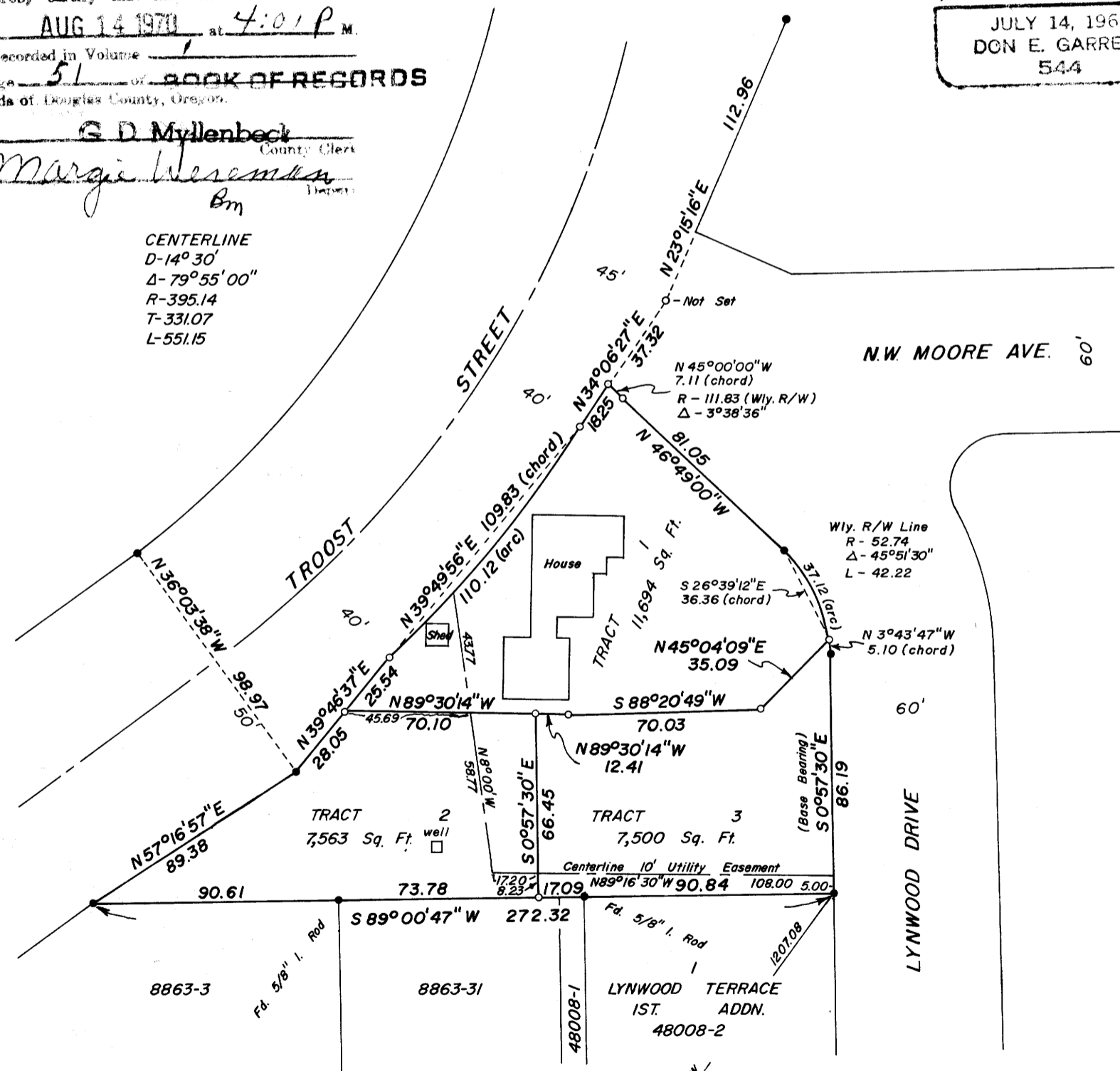
REGISTERED  
OREGON  
LAND SURVEYOR

*Don E. Garrett*  
JULY 14, 1961  
DON E. GARRETT  
544

STATE OF OREGON }  
COUNTY OF DOUGLAS }  
I, G. D. Myllenbeck, County Clerk and ex-officio  
Recorder of Conveyances, in and for said County,  
do hereby certify that the within instrument was  
filed AUG 14 1970 at 4:01 P. M.  
and Recorded in Volume 1  
at Page 51 of BOOK OF RECORDS  
Records of Douglas County, Oregon.

*G. D. Myllenbeck*  
County Clerk  
*Margie Werners*  
Bm

CENTERLINE  
D-14°30'  
A-79°55'00"  
R-395.14  
T-331.07  
L-551.15



I, Don E. Garrett, do hereby certify that I have correctly surveyed and monumented the lands shown on the annexed plat, of which the following is a true and correct description:

Tract 1:  
All that portion of the Southwest One-Quarter of the Southwest One-Quarter of Section 11, Township 27 South, Range 6 West, Willamette Meridian, described as follows:

Beginning at a 5/8 inch iron rod, from which point the Northeast Corner of Lot 1, First Addition to Lynwood Terrace as recorded in Vol. 11, Page 12, in the Plat Records of Douglas County, Oregon, bears S 3° 43' 47" E 5.10 feet and S 0° 57' 30" E 86.19 feet; thence S 45° 04' 09" W 35.09 feet to a 5/8" iron rod; thence S 88° 20' 49" W 70.03 feet to a 5/8 inch iron rod; thence N 89° 30' 14" W 82.51 feet to a 5/8" iron rod set in the Easterly line of Troost Street; thence along said Easterly line as follows: N 39° 46' 37" E 25.04 feet to a 5/8" iron rod; along the arc of a 435.14 foot radius curve to the left (the long chord of which bears N 39° 49' 56" E) 110.12 feet to a 5/8" iron rod and N 34° 06' 27" E 18.25 feet to a 5/8" iron rod set in the Westerly line of Lynwood Drive; thence along said Westerly line as follows: Along the arc of a 111.83 foot radius curve to the left (the long chord of which bears S 45° 00' E) 7.11 feet to a 5/8" iron rod; S 46° 49' E 31.05 feet to a 3/4" iron rod and along the arc of a 52.74 foot radius curve to the right (the long chord of which bears S 26° 39' 12" E) 37.12 feet to the place of beginning and containing 0.27 acres of land more or less.

Included with the above described parcel of land is a utility easement, 10 feet in width, 5 feet on each side of a centerline described as follows:

Beginning at a point from which the Northeast Corner of the above said Lot 1, First Addition to Lynwood Terrace bears S 0° 57' 30" E 5.00 feet; thence N 89° 16' 30" W 125.20 feet and N 8° 00' W (Record N 9° 10' 30" W) 58.77 feet to the Southerly line of the above described parcel of land.

The above described parcel of land is subject to a utility easement, 10 feet in width, 5.00 feet on each side of a centerline described as follows:

Beginning at a point from which the most Westerly Corner of the above described parcel of land bears N 89° 30' 14" W 45.69 feet; thence N 8° 00' W (Record N 9° 10' 30" W) 45.77 feet to the Easterly line of Troost Street.

Tract 2:  
All that portion of the Southwest One-Quarter of the Southwest One-Quarter of Section 11, Township 27 South, Range 6 West, Willamette Meridian, described as follows:

Beginning at a 5/8" iron rod set in the South line of that property described in Instrument No. 66-2404 in the Deed Records of Douglas County, Oregon, from which point the Northeast Corner of Lot 1, First Addition to Lynwood Terrace, as recorded in Vol. 11, Page 12, in the Plat Records of Douglas County, Oregon, bears N 89° 00' 47" E 107.93 feet; thence along said South line S 89° 00' 47" W 164.39 feet to a 3/4" iron rod set in the Easterly line of Troost Street; thence along said Easterly line as follows: N 57° 16' 57" E 89.38 feet to a 3/4" iron rod and N 39° 46' 37" E 28.05 feet to a 5/8" iron rod; thence S 89° 30' 14" E 70.10 feet to a 5/8" iron rod; thence S 0° 57' 30" E 66.45 feet to the place of beginning and containing 0.17 acres of land more or less.

Included with the above described parcel of land is a utility easement 10.00 feet in width, 5.00 feet on each side of a centerline described as follows:

Beginning at a point from which the Northeast corner of the above said Lot 1, First Addition to Lynwood Terrace bears S 0° 57' 30" E 5.00 feet; thence N 89° 16' 30" W 108.00 feet to the East line of the above described parcel of land.

The above described parcel of land is subject to a utility easement 10.00 feet in width, 5.00 feet on each side of a centerline described as follows:

Beginning at a point from which the Southeast corner of the above described parcel of land bears S 0° 57' 30" E 8.23 feet; thence N 89° 16' 30" W 17.20 feet; thence N 8° 00' W (Record N 9° 10' 30" W) 58.77 feet to the North line of the above described parcel of land.

Tract 3:  
All that portion of the Southwest One-Quarter of the Southwest One-Quarter of Section 11, Township 27 South, Range 6 West, Willamette Meridian, described as follows:

Beginning at the Northeast corner of Lot 1, First Addition to Lynwood Terrace, as recorded in Vol. 11, Page 12, in the Plat Records of Douglas County, Oregon; thence along the South line of that property described in Instrument No. 66-2404 in the Deed Records of Douglas County, Oregon, S 89° 00' 47" W 107.93 feet to a 5/8" iron rod; thence N 0° 57' 30" W 66.45 feet to a 5/8" iron rod; thence S 89° 30' 14" E 12.41 feet to a 5/8" iron rod; thence N 88° 20' 49" E 70.03 feet to a 5/8" iron rod; thence N 45° 04' 09" E 35.09 feet to a 5/8" iron rod set in the Westerly line of Lynwood Drive; thence along said Westerly line as follows: Along the arc of a 52.74 foot radius curve to the right (the long chord of which bears S 3° 43' 47" E) 5.10 feet to a 3/4" iron rod and S 0° 57' 30" E 86.19 feet to the place of beginning and containing 0.17 acres of land more or less.

The above described parcel of land is subject to a utility easement 10.00 feet in width, 5.00 feet on each side of a centerline described as follows:

Beginning at a point from which the Northeast corner of the above said Lot 1, First Addition to Lynwood Terrace bears S 0° 57' 30" E 5.00 feet; thence N 89° 16' 30" W 108.00 feet to the West line of the above described parcel of land.

*Don E. Garrett*  
Don E. Garrett  
Registered Oregon Land Surveyor

COUNTY SURVEYORS FILE  
DO NOT REMOVE FROM FILE

FILED  
RECEIVED  
AUG 17 1970  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

PER PLAT LYNWOOD TERRACE 1ST. ADDN.

MAP FILE 1745-16