

# MINOR LAND PARTITION

## SECTION 12, T.27S., R.6W., W.M.

NOVEMBER 1972 SCALE: 1"=100'

**PARTITIONER:**  
 GARDEN HILLS DEVELOPMENT CO.  
 3188 N. E. HUGHES ST.  
 ROSEBURG, OREGON  
 672-4611

FILED  
 RECEIVED  
 MAR 5 1973  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.

**LEGAL OWNER:**  
 SAME AS ABOVE

**NUMBER OF LOTS:** 1

**WATER:**  
 OREGON WATER CORPORATION

**SEWAGE:**  
 NORTH ROSEBURG

**MAP PREPARED BY:**  
 RICHARD C. GRANT  
 924 N. W. CHARTER ST.  
 ROSEBURG, OREGON 97470  
 672-1009



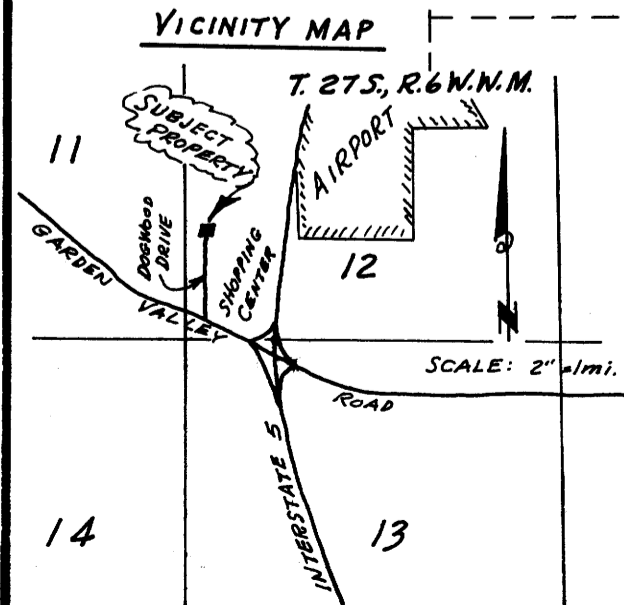
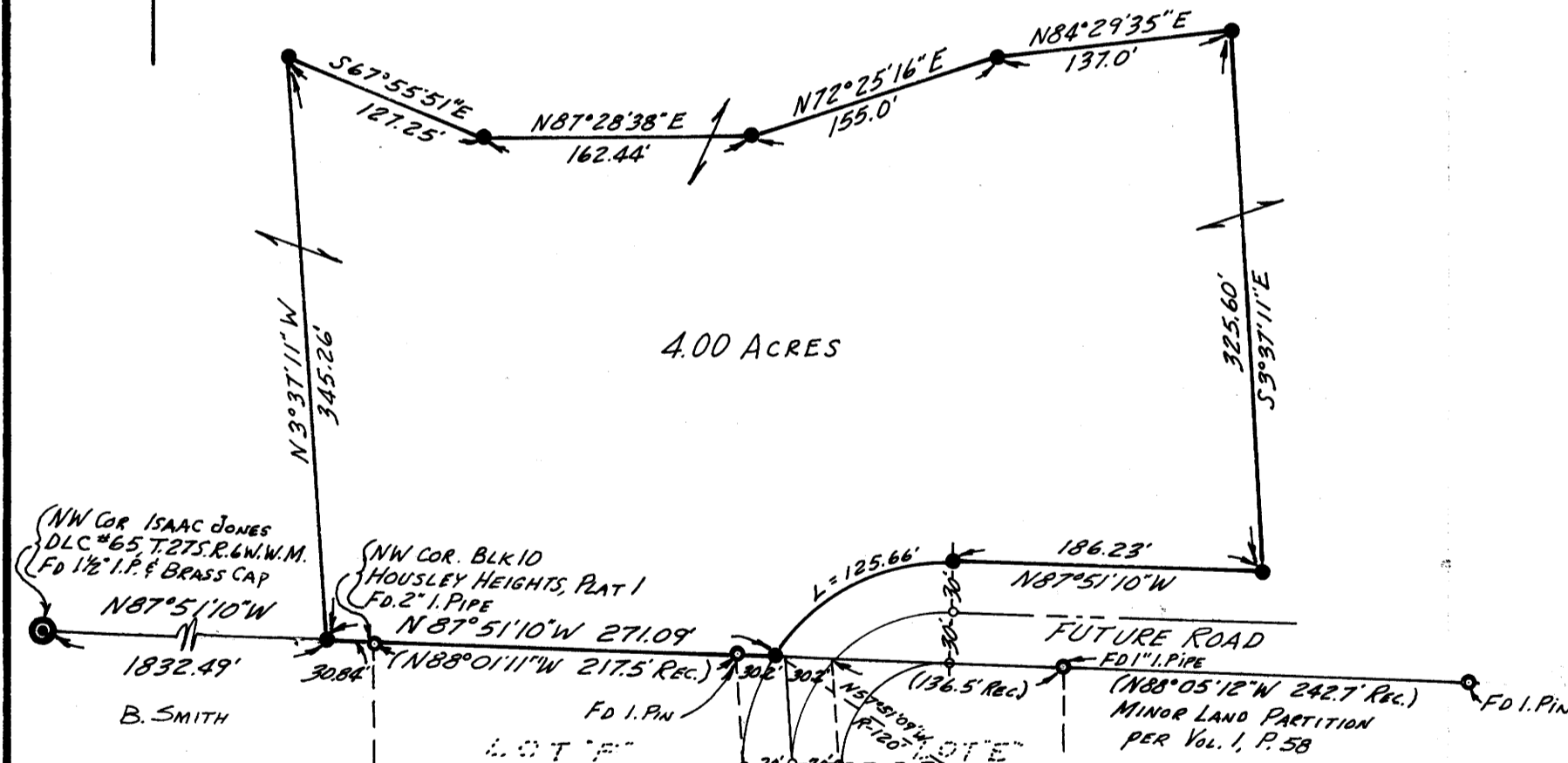
**APPROVALS:**

*Richard D. Reynolds*  
 PLANNING COMMISSION  
 26 February 1973  
 DATE

*Francis L. Ingram*  
 COUNTY SURVEYOR  
 5 MAR 73  
 DATE

BASED ON MINOR LAND PARTITION  
 PER VOL. 1, PAGE 58

● -- DENOTES 5/8" I. ROD SET



**DESCRIPTION:**

BEGINNING AT A 5/8" IRON ROD, WHICH BEARS N. 87° 51' 10" W. 30.84 FEET FROM A 2" IRON PIPE, BEING THE INITIAL POINT OF THE PLAT OF HOUSLEY HEIGHTS, PLAT 1, PER VOLUME 8, PAGE 17, PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N. 3° 37' 11" W. 345.26 FEET TO A 5/8" IRON ROD; THENCE S. 67° 55' 51" E. 127.25 FEET TO A 5/8" IRON ROD; THENCE N. 87° 28' 38" E. 162.44 FEET TO A 5/8" IRON ROD; THENCE N. 72° 25' 16" E. 155.00 FEET TO A 5/8" IRON ROD; THENCE N. 84° 29' 35" E. 137.00 FEET TO A 5/8" IRON ROD; THENCE S. 3° 37' 11" E. 325.60 FEET TO A 5/8" IRON ROD; THENCE N. 87° 51' 10" W. 186.23 FEET TO A 5/8" IRON ROD; THENCE, ALONG THE ARC OF A 120 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S. 62° 08' 50" W.) 125.66 FEET TO A 5/8" IRON ROD; THENCE N. 87° 51' 10" W. 271.09 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

**OWNERS STATEMENT:**

WE THE, PRESIDENT AND SECRETARY, RESPECTIVELY OF GARDEN HILLS DEVELOPMENT CO., AS PARTITIONERS AND OWNERS HAVE CAUSED THE SURVEY TO BE MADE OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE ANNEXED PLAT AS OUR FREE AND VOLUNTARY ACT.

*Francis D. Engel* PRESIDENT  
*William J. Hill* SECRETARY

300 No. 73-3109

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.  
 I, G. D. Mollenbeck, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed MAR 5 - 1973 at 3:15 P.M. and Recorded in Volume 1 of BOOK OF RECORDS at Page 105 of Records of Douglas County, Oregon.

G. D. Mollenbeck  
 County Clerk  
*Margi Weseman*

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE