

# MINOR LAND PARTITION IN SEC. 11, T.27 S., R.6 W., W.M. JUNE 1973

SCALE 1" = 100'

**APPROVALS:**

ROSEBURG PLANNING COMMISSION:

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

*George W. Miller*  
PRESIDENT

*Mada V. John*  
SECRETARY

STATE OF OREGON  
COUNTY OF DOUGLAS  
G. D. Mollenbeck  
County Clerk  
6-26-73  
DATE

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

**PARTITIONER & LEGAL OWNER:**

George & Berthana G. Kuhn  
439 W. Hazel  
Roseburg, Oregon 97470  
673-4835

*Berthana G. Kuhn*  
*George G. Kuhn*

NUMBER OF LOTS: 8

WATER: Oregon Water Corporation

SEWER: Roseburg

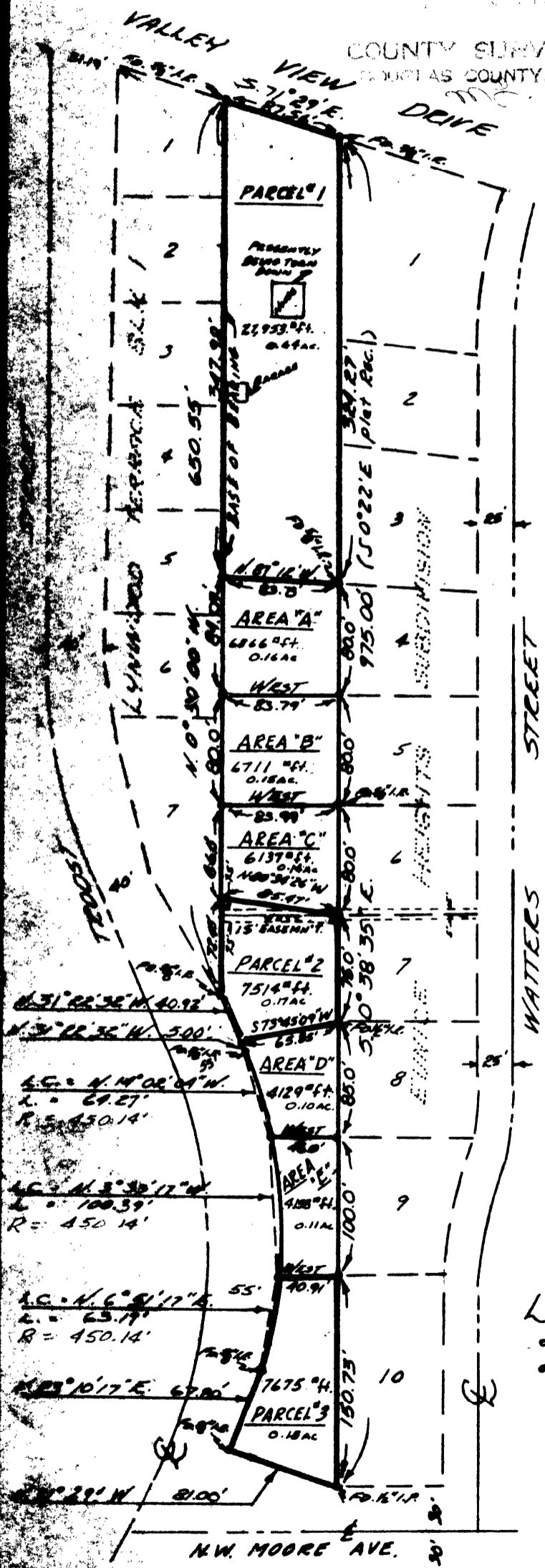
MAP PREPARED BY:  
Baughman Surveying Service  
P.O. Box 222,  
Roseburg, Oregon 97470  
672-5971

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Eugene A. Bloom*  
OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492

**DESCRIPTIONS:**

PARCEL #1 Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 1, "Eunice Heights" per Vol. 13, Page 32, Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along the West line of said plat 324.27 feet to a 5/8" Iron Rod at the Northwest corner of Lot 4, said plat; thence leaving the West line of said "Eunice Heights" N.87°12'W. 83.73 feet to a 5/8" Iron Rod on the East line of the plat of "Lynwood Terrace" per Vol. 9, Page 22, Plat Records of Douglas County, Oregon; thence N.0°30'W. along said East line of said plat 347.98 feet to a 5/8" Iron Rod at the Northeast corner of Lot 1, Block 1 of said plat; thence leaving said East line of said "Lynwood Terrace", S.71°29'E. along the Southerly R/W line of Valley View Drive 87.56 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.64 acres, more or less.

**LEGEND:**  
• SET 1/2"  
• F.D. POINT  
AS NOTED



AREA "A" Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 4, "Eunice Heights" per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 83.79 feet to a 5/8" Iron Rod on the East line of Block 1, "Lynwood Terrace" per Vol. 9, Page 22 Plat Records of Douglas County, Oregon; thence N.0°30'W. along said East line 84.09 feet to a 5/8" Iron Rod; thence leaving said East line of said Block 1, S.87°12'E. 83.73 feet to the point of beginning situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.16 acres, more or less.

AREA "B" Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 5, "Eunice Heights" per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 83.99 feet to a 5/8" Iron Rod on the East line of Block 1, "Lynwood Terrace" per Vol. 9, Page 22 Plat Records of Douglas County, Oregon; thence N.0°30'W. along said East line 80.00 feet to a 5/8" Iron Rod; thence leaving said East line of Block 1, East 83.79 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.15 acres, more or less.

AREA "C" Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 6, "Eunice Heights" per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence N.80°41'26"W. 83.47 feet to a 5/8" Iron Rod on the East line of Block 1, "Lynwood Terrace", per Vol. 9, Page 22 Plat Records of Douglas County, Oregon; thence N.0°30'W. along said East line 80.00 feet to a 5/8" Iron Rod; thence leaving said East line of said Block 1, East 83.99 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.14 acres, more or less.  
SUBJECT TO: A 7.5 foot utility easement over, across and under and 7.5 feet North of a line projected West from the Southwest corner of Lot 6 of said "Eunice Heights".

PARCEL #2 Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 7, "Eunice Heights" per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 1/2" Iron Rod at the Southwest corner thereof; thence S.77°41'09"W. 63.85 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence N.31°22'00"E. 41.42 feet to a 5/8" Iron Rod on the East line of Block 1, "Lynwood Terrace", per Vol. 9, Page 22 Plat Records of Douglas County, Oregon; thence leaving said R/W line of Troost St., N.0°30'W. along said East line 72.48 feet to a 5/8" Iron Rod; thence leaving said East line of said Block 1, S.80°41'09"E. 83.47 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.13 acres, more or less.  
SUBJECT TO: A 7.5 foot utility easement over, across and under and 7.5 feet South of a line projected West from the Southwest corner of Lot 7 of said "Eunice Heights".

AREA "D" Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 8, "Eunice Heights", per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 40.00 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said R/W line on an arc of a 450.14 foot radius curve left (the long chord of which bears N. 6°17'W.) 100.14 feet to a 5/8" Iron Rod; thence N. 2°07'12"W. 3.00 feet to a 5/8" Iron Rod; thence leaving said Easterly R/W line, N.73°41'09"E. 63.85 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.12 acres, more or less.

AREA "E" Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 9, "Eunice Heights", per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 40.00 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said R/W line on an arc of a 450.14 foot radius curve left (the long chord of which bears N. 6°17'W.) 100.14 feet to a 5/8" Iron Rod; thence leaving said R/W line, East 40.00 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.10 acres, more or less.

PARCEL #3 Beginning at a 5/8" Iron Rod at the Northwest corner of Lot 10, "Eunice Heights", per Vol. 13, Page 32 Plat Records of Douglas County, Oregon; thence S.0°38'35"E. along said lot line 80.00 feet to a 1/2" Iron Pipe at the Southwest corner thereof; thence N.71°29'W. 81.00 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said Easterly R/W line N.73°10'17"E. 67.80 feet to a 5/8" Iron Rod; thence along an arc of a 450.14 foot radius curve left (the long chord of which bears N.6°51'17"E.) 103.12 feet to a 5/8" Iron Rod; thence leaving said Easterly R/W line, East 40.00 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.18 acres, more or less.

NOTE: The following Areas, Area "A" thru Area "E", are not suitable for building sites, because of inadequate street frontage or area.