

MINOR LAND PARTITION IN SEC. 11, T.27S., R.6W., W.M. JUNE 1973 SCALE 1" = 100'

FILED
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JUN 29 1973

APPROVALS:
ROSEBURG PLANNING COMMISSION:

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Conce W. Canty
PRESIDENT

Nada V. John
SECRETARY

STATE OF OREGON
COUNTY OF DOUGLAS
G. D. Millenbeck
County Clerk
JUN 27 1973
6-26-73

**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 N. 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

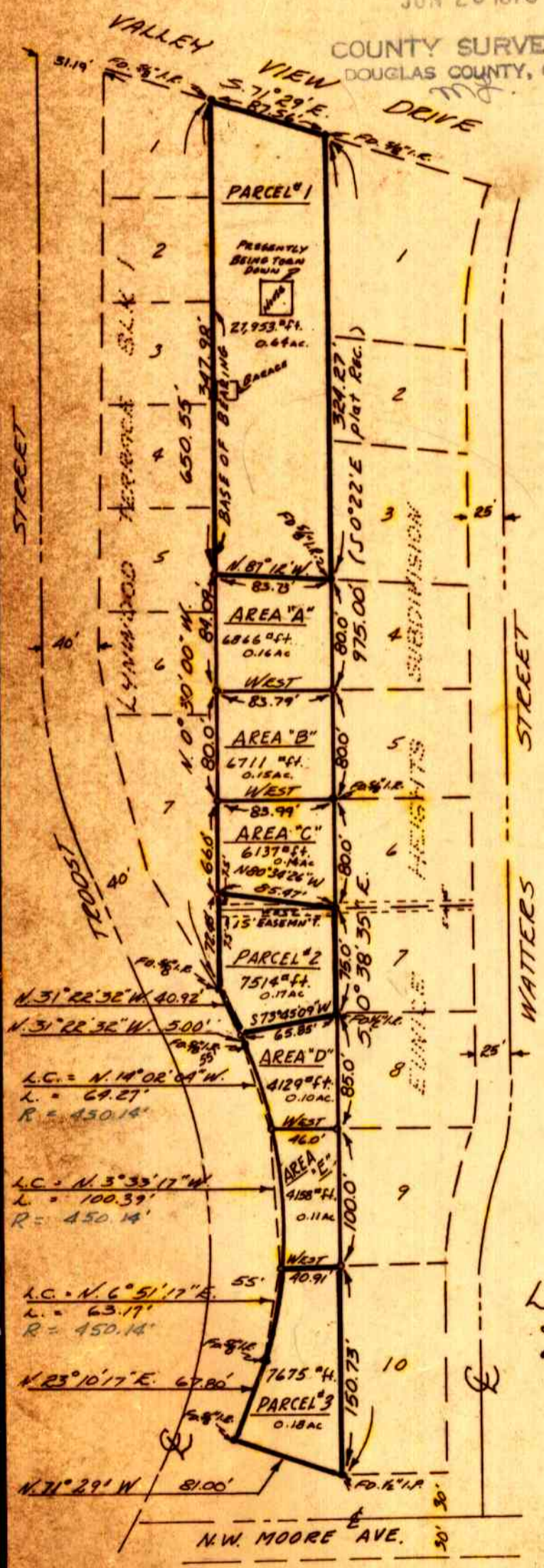
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom
OREGON
MAY 18, 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 #6/12
• FD. 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°34'26"W. 85.47 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 66.00 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 75.0 feet to a 1/2" Iron Rod at the Southwest corner thereof; thence S.73°45'09"W. 65.85 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence N.31°22'32"W. 40.92 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°34'26"E. 85.47 feet to the point of beginning, situated in Section 11, Township 27 South, Range 6 West W.M., containing 0.17 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 6 of said "Eunice Heights".

AREA "D" Beginning at a 1/2" 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 85.0 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 46.0 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said R/W line on a arc of a 450.14 foot radius curve left (the long chord of which bears N.14°02'04"W.) 64.27 feet to a 5/8" Iron Rod; thence N.31°22'32"W. 5.00 feet to a 5/8" Iron Rod; thence leaving said Easterly R/W line, N.73°45'09"E. 65.85 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.

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 100.0 feet to a 5/8" Iron Rod at the Southwest corner thereof; thence West 40.91 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said R/W line on a arc of a 450.14 foot radius curve left (the long chord of which bears N.33°17'W.) 100.39 feet to a 5/8" Iron Rod; thence leaving said R/W line, East 46.0 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 150.75 feet to a 1/2" Iron Pipe at the Southwest corner thereof; thence N.71°29'W. 81.0 feet to a 5/8" Iron Rod on the Easterly R/W line of Troost Street; thence along said Easterly R/W line N.23°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.) 63.17 feet to a 5/8" Iron Rod; thence leaving said Easterly R/W line, East 40.91 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.

MAP FILE M-48-60