

# Minor Land Partition in Sec. 13, T. 27 S., R. 6 W., W. M.

## City of Roseburg, Oregon COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

### Partitioner & Legal Owner:

John W. & Margaret H. Doyle  
3995 N. W. Calkins Road  
Roseburg, Oregon 97470  
672-2924

### Sewer Disposal:

North Roseburg Sanitary District

### Map Prepared By:

Shaner Engineering, Inc.  
P. O. Box 1430  
Roseburg, Oregon 97470  
672-4074

### Total Number of Lots:

2

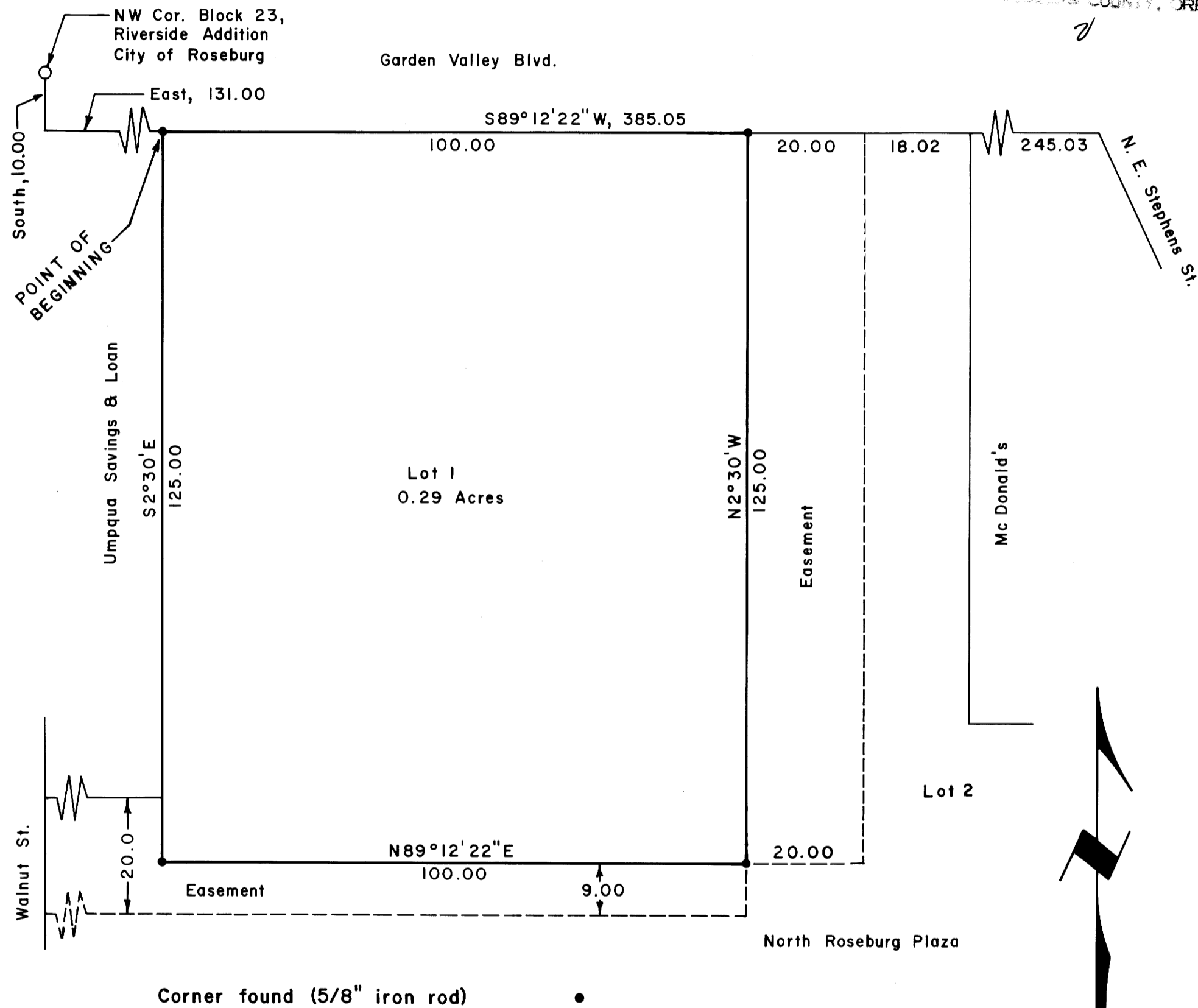
### Water Supply:

Oregon Water Corp.

*John W. Doyle* 3/24/76 Date  
*Margaret H. Doyle* 3/24/76 Date

FILED &  
RECEIVED *lt*

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



### Description:

#### Lot 1

Beginning at a 5/8" iron rod on the southerly right of way boundary of Garden Valley Boulevard which bears east a distance of 131.00 feet and south a distance of 10.00 feet from the north west corner of Block 23 of the Riverside Addition to the City of Roseburg; thence from point of beginning S2°30'E paralleling the west boundary of said Block 23 a distance of 125.00 feet to a 5/8" iron rod; thence N89°12'22"E paralleling the southerly right of way boundary of Garden Valley Boulevard a distance of 100.00 feet to a 5/8" iron rod; thence N2°30'W paralleling the west boundary of said Block 23 a distance of 125.00 feet to a 5/8" iron rod on the southerly right of way boundary of Garden Valley Boulevard; thence S89°12'22"W along the southerly right of way boundary of Garden Valley Boulevard a distance of 100.00 feet to the point of beginning, containing 0.29 acres, more or less, and all being situated in Section 13, T29S, R6W, W.M., City of Roseburg, Oregon.

Together with a non-exclusive easement 100.00 feet in length and 9 feet in width, lying south of and adjacent to above described real property.

Also, together with a non-exclusive easement over and across the northerly twenty feet of the westerly 131 feet of Lot 12, Block 23, Riverside Addition to the City of Roseburg, Douglas County, Oregon.

Also, together with a non-exclusive easement 125 feet in length and 20 feet in width lying east of and adjacent to above described real property.

#### Lot 2

All that property described in Instrument No. 74-8963, Deed Records of Douglas County, Oregon, less above described Lot 1.

300/16 76-04613

STATE OF OREGON  
COUNTY OF DOUGLAS

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of Douglas County, Oregon, do hereby certify that the within instrument was

filed APR 2 1976 at 3:05 P. M.

and Recorded in Volume 2

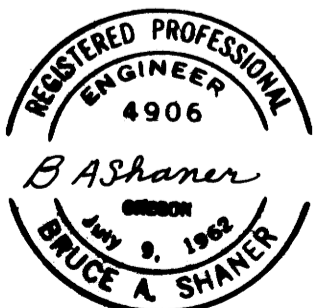
at Page 179 of Minor Land

Records of Douglas County, Oregon.

DORIS L. WADSWORTH

County Clerk

Maryd Bent Deputy



Scale: 1" = 20'

### City of Roseburg Approvals:

*Fred A. Dayton* 3-26-76  
Planning Comm. Pres. Date

*Donald M. B. J.* 3-25-76  
Dept. of Public Works Date

*Nadal John* 3/26/76  
Planning Comm. Sec. Date