

LEGAL DESCRIPTION

MAP FILE M67-63

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

SECTION 25, T. 27 S., R. 6 W., W. M.
CITY OF ROSEBURG, OREGON
SURVEYED BY R. H. GEE OCTOBER, 1977
SCALE 1" = 50'

Parcel 1
Beginning at a point on the west line of Block 4, Sleepy Hollow Tracts from which point the East one quarter section corner of Section 25, T. 27 S., R. 6 W., W. M. bears S 24°09'42" E 691.24 feet; thence S 42° W 410.78 feet to the centerline of Gateway Road; thence along the centerline of Gateway Road the following courses and distances; N 34°15' W 71.05 feet; N 39°17' W 69.00 feet; thence leaving centerline of Gateway Road N 42° E 441.10 feet along the east line of Miller's Addition to northwest corner of Block 4, Sleepy Hollow Tracts; thence S 25°12'32" E 148.84 feet along the west line of Block 4, Sleepy Hollow Tracts to the place of beginning, all lying in Section 25, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.
ALSO an easement, 50 feet in width, described as follows: Beginning at the most southerly corner of the intersection of Marsters Avenue and Starmer Street which is also the most northerly corner of the above described property; thence S 42° W 100 feet along the easterly line of vacated Starmer Street; thence N 48° W 50 feet to the westerly line of vacated Starmer Street; thence N 42° E 100 feet along the westerly line of vacated Starmer Street to the most westerly corner of the intersection of Marsters Avenue and Starmer Street; thence S 48° E 50 feet along the southerly line of Marsters Avenue to the place of beginning, all lying in Section 25, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

Parcel 2
Beginning at the most southerly corner of Lot 2, Block 4, Sleepy Hollow Tracts from which the East one quarter section corner of Section 25, T. 27 S., R. 6 W., W. M. bears S 24°15' 53" E 512.09 feet; thence S 42° W 120.58 feet along the northerly line of Ichabod Lane extended; thence S 49°35' W 251.09 feet to the centerline of Gateway Road; thence along the centerline of Gateway Road N 34°15' W 134.15 feet; thence N 42° E 410.78 feet to the west line of Block 4, Sleepy Hollow Tracts; thence along the west line of Block 4, Sleepy Hollow Tracts the following courses and distances; S 25°12'32" E 17.01 feet; S 23°18'55" E 78.47 feet; S 24°08' E 83.61 feet to the place of beginning, all lying in Section 25, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.
ALSO an easement 40 feet in width, described as follows: Beginning at the most southerly corner of Lot 2, Block 4, Sleepy Hollow Tracts which point is the most easterly corner of the above described property; thence S 42° W 120.58 feet; thence S 48° E 40 feet; thence N 42° E 104.74 feet to the most westerly corner of Lot 2, Block 3, Sleepy Hollow Tracts; thence N 24°21' W 43.67 feet along the westerly line of Sleepy Hollow Tracts to the place of beginning, all lying in Section 25, T. 27 S., R. 6 W., W. M., Douglas County, Oregon.

PARTITIONER: BUDDY L. & TOMIKO WALKER
1268 NORTH FRUIT, FRESNO, CALIF. 93728

BUDDY L. WALKER TOMIKO WALKER

APPROVED BY ROSEBURG PLANNING COMMISSION

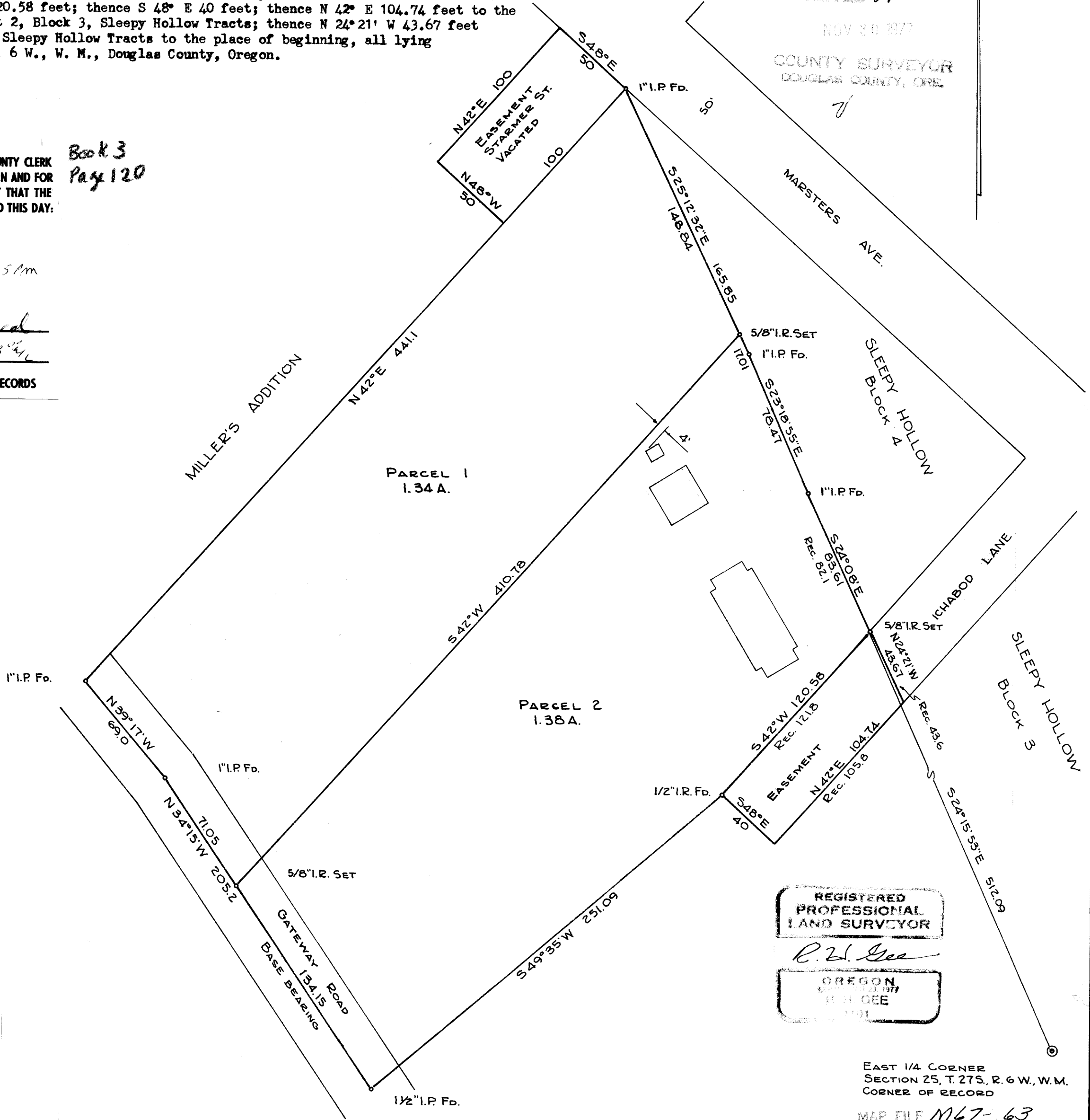
Lois L. Altman 11-28-77
PRESIDENT DATE
Robert Reed 11-29-77
SECRETARY DATE
Samuel 2 NOV 77
PUBLIC WORKS DATE

FILED
RECEIVED
NOV 20 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

Book 3
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BY *Mary Reed*
DEPUTY
NO. 17-23046 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS



REGISTERED
PROFESSIONAL
LAND SURVEYOR
R. H. Gee
OREGON
R. H. GEE

EAST 1/4 CORNER
SECTION 25, T. 27 S., R. 6 W., W. M.
CORNER OF RECORD

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