

10-51W

# MINOR LAND PARTITION

Section 6, T.27S., R.5W., W.M.

owner & partitioner ~ Lauren Young, trustee  
for Lauren Young Tire Centre  
Joint Trust  
2460 NE Stephens  
Roseburg, Oregon

water supply ~ City of Roseburg  
sewage disposal ~ North Roseburg Sanitary District

**B.H.W. ENGINEERING & SURVEYING INC.**  
1205 S.E. COURT ST. ROSEBURG, OREGON, 673-0165

Jan. 1979

FILED  
RECEIVED JHM

FEB 26 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

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:

1979 FEB 26 AM 11 24

BY Mary Deed  
DEPUTY  
No. 300 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

DESCRIPTION: PARCEL 1

A parcel of land situated in Section 6, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way line of Newton Creek County Road from which point the initial point of "NEWTON CREEK TERRACE" a subdivision recorded in Volume 13, page 21, Plat Records of Douglas County, Oregon bears South 26.75 feet and West 621.77 feet; thence leaving said right-of-way line and running S 33° 05' 36" E 80.00 feet, more or less, to the center line of Newton Creek; thence following said center line S 68° W 18.00 feet, S 11° 30' E 23.00 feet, S 60° 01' W 33.00 feet, S 32° 43' 36" W 68.50 feet and N 51° 11' 15" W 37.79 feet to a point; thence leaving the center line of Newton Creek N 1° 21' 20" E 123.41 feet to a 5/8" iron rod on the Southerly right-of-way line of Newton Creek County Road; thence along said southerly right-of-way line along the arc of a 326.48 foot radius curve to the left (the long chord of which bears N 68° 54' 50" E 64.92 feet) 65.03 feet to the point of beginning and containing 0.257 acres of land, more or less.

DESCRIPTION: PARCEL 2

A parcel of land situated in Section 6, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way line of Newton Creek County Road from which point the initial point of "NEWTON CREEK TERRACE" a subdivision recorded in Volume 13, page 21, Plat Records of Douglas County, Oregon bears South 26.75 feet and West 621.77 feet; thence running along said southerly right-of-way line along the arc of a 326.48 foot radius curve to the left (the long chord of which bears N 59° 20' E 44.08 feet) 44.11 feet to a 5/8" iron rod, N 34° 33' 10" W 5.00 feet to a 5/8" iron rod and N 55° 26' 50" E 40.54 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line S 32° 54' 45" E 187.67 feet to the center line of Newton Creek; thence following the center line of Newton Creek S 86° 06' 07" W 51.23 feet and N 59° 34' 25" W 87.72 feet to a point; thence leaving said center line N 33° 05' 36" W 80.00 feet to the point of beginning and containing 0.285 acres of land, more or less.

PARCEL 3

That land described in Instrument No. 77-22214 as recorded in the Deed Records of Douglas County, Oregon EXCEPTING the above said Parcels 1 and 2.

APPROVALS:

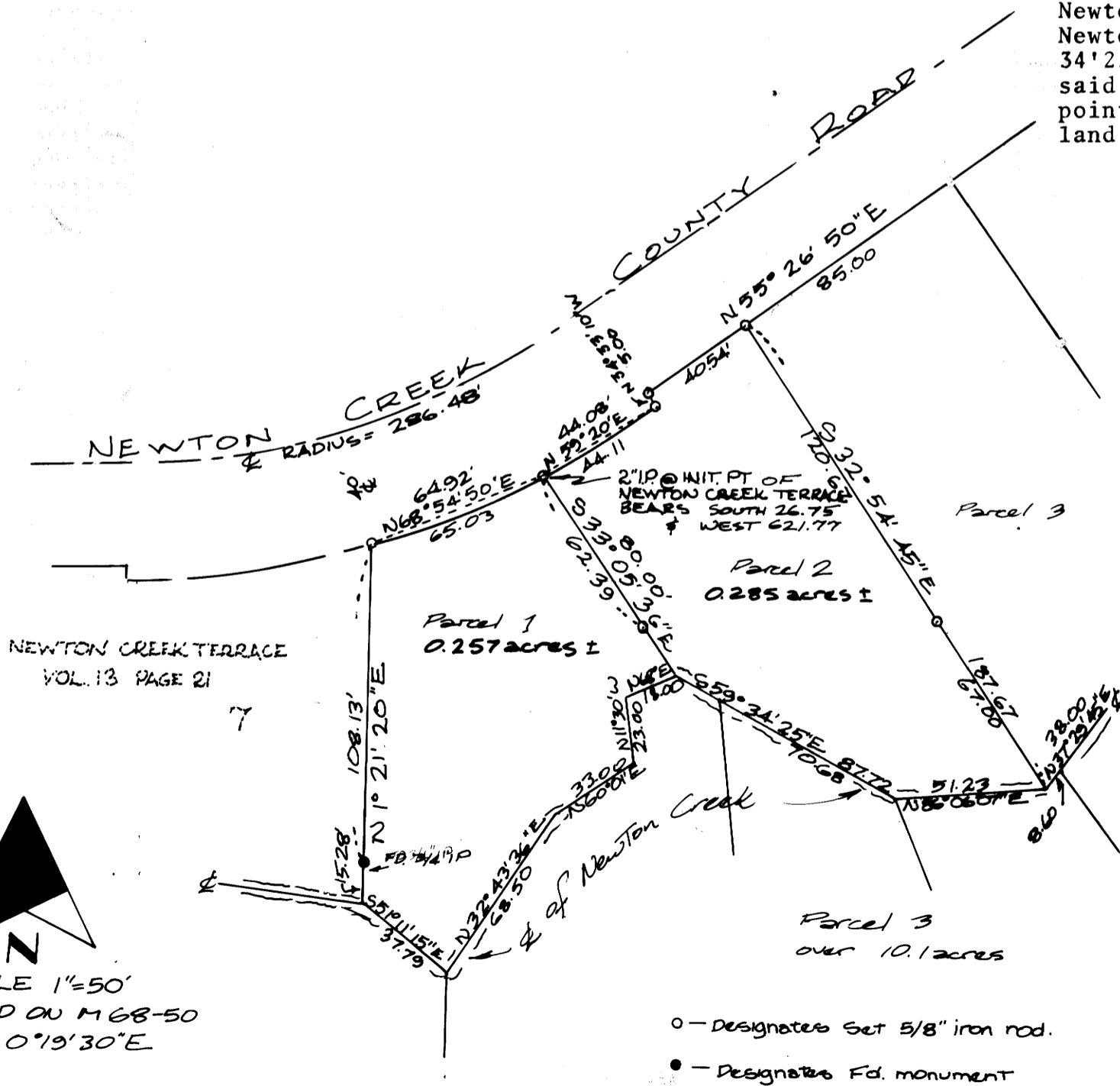
Keith L. Cubie 2/22/79  
Planning Commission Date

Francis L. Ingram 2-26-79  
County Surveyor Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romano E. Ware

OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005



SCALE 1"=50'  
BASED ON M 68-50  
BRG N 0° 19' 30" E

○ - Designates Set 5/8" iron rod.  
● - Designates Fd. monument

BR. 4-89-84