

# A MINOR LAND PARTITION

DO NOT REMOVE FROM OFFICE

IN SECTION 17, T27S, R5W, W.M.,  
"NORTH LAWN TERRACE SUBDIVISION"

FILED  
RECEIVED  
AUG 2 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

FOR: LOUISE A. STEWART  
525 RIFLE RANGE ROAD  
ROSEBURG, ORE. 97470

BY: BHW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, OREGON 97470  
PHONE: 673-0165

MAY 1979

SCALE: 1" = 50'

DESCRIPTION: PARCEL ONE

PARCEL TWO

A portion of Lot 6, "North Lawn Terrace Subdivision," as recorded in Volume 4, Page 12, Plat Records of Douglas County, Oregon, said portion being more particularly described as:

Beginning at a 1/2" iron pipe on the easterly line of Rifle Range Road, said point being the Northwest Corner of the above said Lot 6, "North Lawn Terrace Subdivision;" thence N 87°28'40" E 200.00 feet along the North Line of Lot 6 to a 5/8" iron rod; thence leaving said North Line S 3°28'40" E 121.73 feet to a point on the South Line of that parcel more fully described in Quitclaim Deed #79-11048, Douglas County Deed Records; thence S 87°52'09" W 200.00 feet along said South Line to a 5/8" iron rod and cap on the East Line of Rifle Range Road; thence N 3°29'28" W 120.37 feet along said East Line to the point of beginning and containing 0.56 acres of land, more or less.

TOGETHER WITH a 15 foot easement adjacent to and northerly of the above described North Line and described in Instrument #75-5328, Douglas County Deed Records.

SUBJECT TO a 15 foot easement over the Northerly 15 feet of the above described parcel.

A portion of Lot 6, "North Lawn Terrace Subdivision," as recorded in Volume 4, Page 12, Plat Records of Douglas County, Oregon, said portion more fully described as:

Beginning at a 5/8" iron rod on the North Line of Lot 6, "North Lawn Terrace Subdivision," said point being N 87°28'40" E 200.00 feet from the Northwest Corner of said Lot 6, "North Lawn Terrace Subdivision;" thence S 3°28'40" E 121.73 feet to a point on the South Line of that parcel, more fully described in Quitclaim Deed #79-11048, Douglas County Deed Records; thence N 87°52'09" E 197.64 feet along said South Line to a 5/8" iron rod and cap on the East Line of said Lot 6; thence N 3°23'45" W 123.08 feet along said East Line to the Northeast Corner of said Lot 6; thence S 87°28'40" W 197.81 feet along the North Line of Lot 6 to the point of beginning and containing 0.56 acres of land, more or less.

TOGETHER WITH a 15 foot easement as described in Instrument #75-5328, Douglas County Deed Records and an easement over the northerly 15 feet of said Lot 6, lying between Rifle Range Road and this parcel.

APPROVALS:

*Lois L. Allen*  
Planning Commission - Chairman

7-30-79  
Date

*Pete D. Dushane*  
Planning Commission - Secretary

7-20-79  
Date

*Adney E. Bowker*  
Public Works Director

7-31-79  
Date

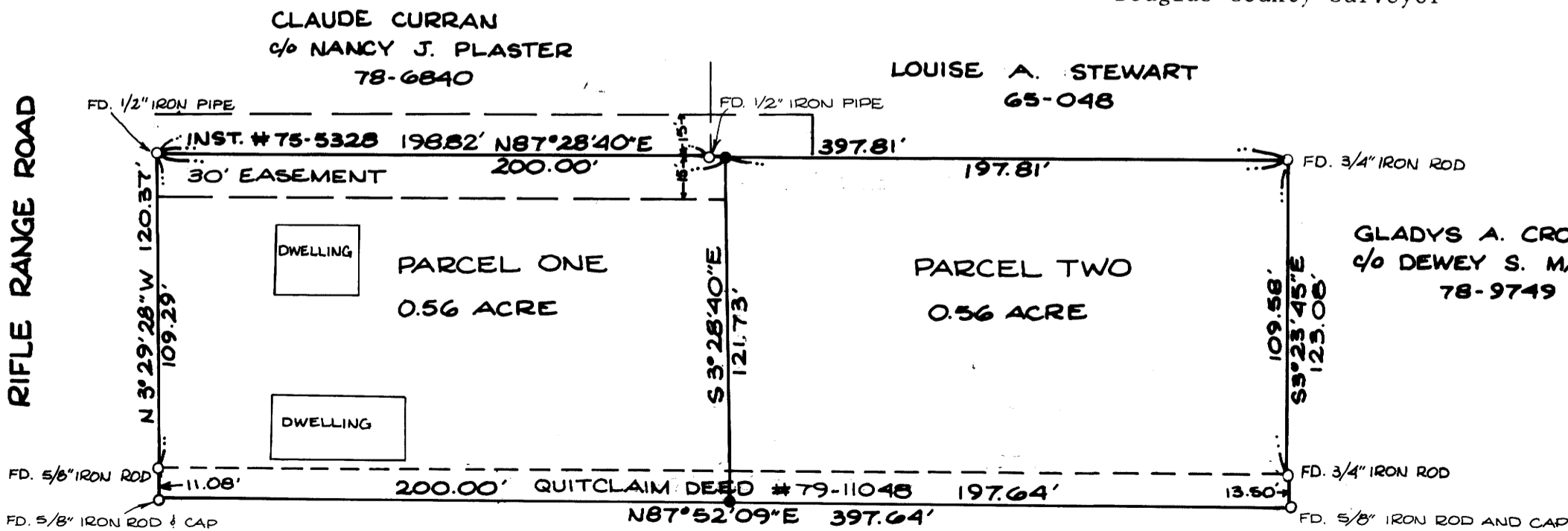
*Gregory C. Auland* DEPUTY  
Douglas County Surveyor

8-2-79  
Date

LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET 5/8" IRON ROD

BASE BEARING PER M13-68.



WATER: CITY OF ROSEBURG  
SEWER: CITY OF ROSEBURG

79-12311

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

BY: *Mary L. Beal*  
DEPUTY  
NO. \_\_\_\_\_ FEE: 4.00

DOUGLAS COUNTY OFFICIAL RECORDS