

MINOR LAND PARTITION

SECTION 4, T.22S., R.5W., W.M.

MAY 1973

SCALE: 1"=100'

LEGAL OWNERS: Roy A. & Reta W. Jenkins; Carl W. & Laurine A. Schrock
 364 N. 36th St. 445 S. 42nd Pl.
 Springfield, Oregon Springfield, Oregon
 746-7415 746-5246

PARTITIONER: Richard M. Yoder
 P.O. Box 313
 Drain, Oregon
 836-2954

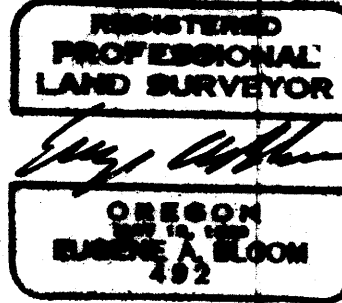
NUMBER OF LOTS: 3

WATER: Well & Spring

SEWAGE: Sub-surface

MAP PREPARED BY:

Baughman Surveying Service
 P. O. Box 222,
 Roseburg, Oregon 97470
 672-5971



FILED
 RECEIVED

AUG 23 1973

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

DESCRIPTION:

Parcel #1 Beginning at the North 1/4 Corner of Section 4, Township 22 South, Range 5 West W.M., Douglas County, Oregon; thence S.0°20'20"W. 1317.38 feet and N.89°51'25"W. 615.50 feet to a 5/8" Iron Rod, being the TRUE POINT OF BEGINNING; thence continuing N.89°51'25"W. 687.80 feet to a 1 1/4" Iron Pipe; thence N.0°20'42"E. 553.08 feet to a 5/8" Iron Rod; thence S.75°38'59"E. 241.71 feet to a 5/8" Iron Rod; thence S.42°17'59"E. 669.09 feet to the true point of beginning, situated in Section 4, Township 22 South, Range 5 West W.M., containing 5.39 acres, more or less.

TOGETHER WITH A 30 foot roadway easement as described in Parcel #2 below.

Parcel #2 Beginning at the North 1/4 Corner of Section 4, Township 22 South, Range 5 West W.M., Douglas County, Oregon; thence S.0°20'20"W. 1317.38 feet and N89°51'25"W. 325.56 feet to a 2" Iron Pipe marking the initial point of the Plat of Deer Valley Homes, as recorded in Vol. 14, Page 7, Plat Records of Douglas County, Oregon, on the Westerly R/W line of the Upper Smith River Road, being the TRUE POINT OF BEGINNING; thence along said Westerly R/W line N.11°28'25"W. 10.38 feet to a point; thence along an arc of a 690.00 foot radius curve left (the long chord of which bears N.17°07'25"W.) 136.08 feet to a point; thence N.22°46'25"W. 81.38 feet to a point; thence along an arc of a 955.00 foot radius curve right (the long chord of which bears N.19°03'55"W.) 123.62 feet to a point; thence N.15°21'25"W. 208.51 feet to a point; thence along an arc of a 240.00 foot radius curve left (the long chord of which bears N.42°08'55"W.) 224.45 feet to a 5/8" Iron Rod; thence leaving said Westerly R/W line, S.65°07'53"W. 469.44 feet to a 5/8" Iron Rod; thence S.42°17'59"E. 669.09 feet to a 5/8" Iron Rod; thence S.89°51'25"E. 289.94 feet to the true point of beginning, situated in Section 4, Township 22 South, Range 5 West W.M., containing 6.37 acres, more or less.

SUBJECT TO A 30 foot roadway easement for ingress and egress, 15 feet on each side of the following described line: Beginning at a 5/8" Iron Rod from which the Southwest Corner of the above described Parcel #2 bears S.42°17'59"E. 68.85 feet; thence N.69°07'50"E. 112.76 feet to a 5/8" Iron Rod; thence N.25°29'20"E. 134.85 feet to a 5/8" Iron Rod; thence N.78°56'29"E. 94.21 feet to a 5/8" Iron Rod on the Westerly R/W line of the Upper Smith River Road and end of said easement.

EXCEPT Additional County Road R/W for Slopes.

Parcel #3 Beginning at the North 1/4 Corner of Section 4, Township 22 South, Range 5 West W.M., Douglas County, Oregon; thence S.0°20'20"W. 1317.38 feet and N.89°51'25"W. 1303.30 feet and N.0°20'42"E. 553.08 feet to a 5/8" Iron Rod, being THE TRUE POINT OF BEGINNING; thence S.75°38'59"E. 241.71 feet to a 5/8" Iron Rod; thence N.65°07'53"E. 469.44 feet to a 5/8" Iron Rod on the Southwesterly R/W line of the Upper Smith River Road; thence along said Southwesterly R/W line N.68°56'25"W. 142.30 feet to a point; thence along an arc of a 430.00 foot radius curve right (the long chord of which bears N.51°34'25"W.) 260.67 feet to a point; thence N.34°12'25"W. 53.39 feet to a point; thence along an arc of a 615.00 foot radius curve left (the long chord of which bears N.39°30'55"W.) 113.95 feet to a point; thence N.44°49'25"W. 73.14 feet to a point; thence along an arc of a 860.00 foot radius curve left (the long chord of which bears N.48°40'55"W.) 115.83 feet to a point; thence N.52°32'25"W. 62.66 feet to a point; thence along an arc of a 2500.00 foot radius curve left (the long chord of which bears N.52°59'32"W.) 39.45 feet to a 5/8" Iron Rod; thence S.0°20'42"W. 670.29 feet to the true point of beginning, situated in Section 4, Township 22 South, Range 5 West W.M., containing 5.39 acres, more or less.

EXCEPT Additional County Road R/W for Slopes.

**JOINT SURVEYORS FILE DATE
 DO NOT REMOVE FROM OFFICE**

PARTITIONERS STATEMENT:

I, Richard M. Yoder, as partitioner, have caused the survey to be made of the described parcels and as shown on the annexed plat as my free and voluntary act.

Richard M. Yoder
 Richard M. Yoder

LEGAL OWNERS STATEMENT:

We, Roy A. & Reta W. Jenkins and Carl W. & Laurine A. Schrock, hereby acknowledge that the above named partitioner has caused the survey to be made of the above described parcels as shown on the annexed plat.

Roy A. Jenkins
 Roy A. Jenkins

Carl W. Schrock
 Carl W. Schrock

Reta W. Jenkins
 Reta W. Jenkins

Laurine A. Schrock
 Laurine A. Schrock

APPROVALS:

Richard C. ...
 COUNTY PLANNING COMMISSION

26 July 1973
 DATE

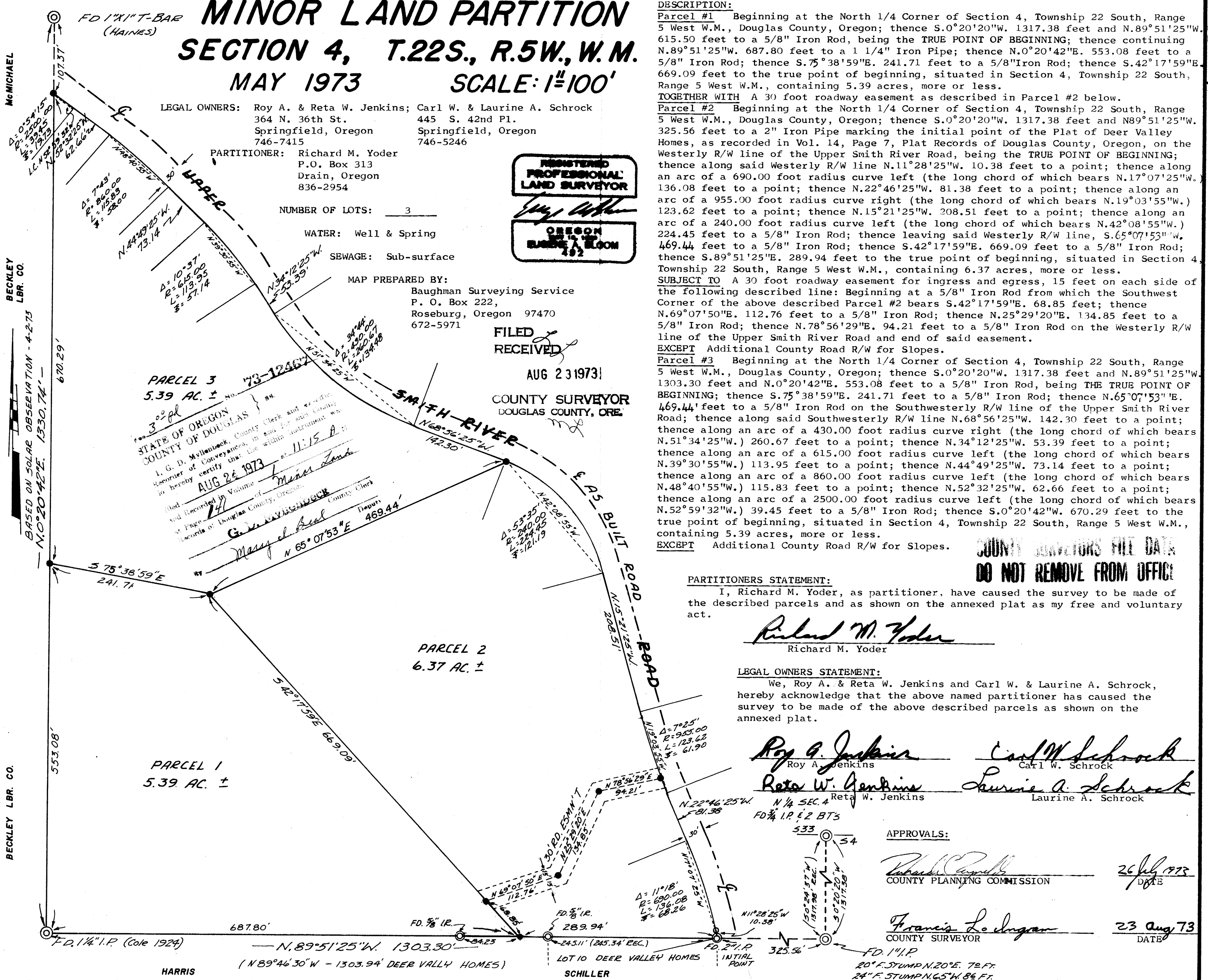
Francis L. ...
 COUNTY SURVEYOR

23 Aug 73
 DATE

PARCEL 3
 5.39 AC. ±
 No. 73-12467
 3rd pl
 STATE OF OREGON
 COUNTY OF DOUGLAS } ss.
 I, G. D. Millenbeck, County Clerk and ex-officio
 Recorder of Conveyances, in and for said County
 do hereby certify that the within instrument was
 filed and Recorded in Volume _____ at 11:15 A.M.
 on Page _____ of _____
 Records of Douglas County, Oregon.
 G. D. Millenbeck
 County Clerk
 Mary J. Beal
 Deputy
 469.44'

PARCEL 2
 6.37 AC. ±

PARCEL 1
 5.39 AC. ±



MAP FILE M.50-53

MAP FILE M.50-53