Virginia

Vol 2 Page 23

MINOR LAND PARTITION
SECTION 16, T.26S., R.3W., W.M.

FEBRUARY 1973 SCALE 1"=200'
REVISED JUNE 1974

FILED
RECEIVED
JUL 1 1974
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

74- 9018

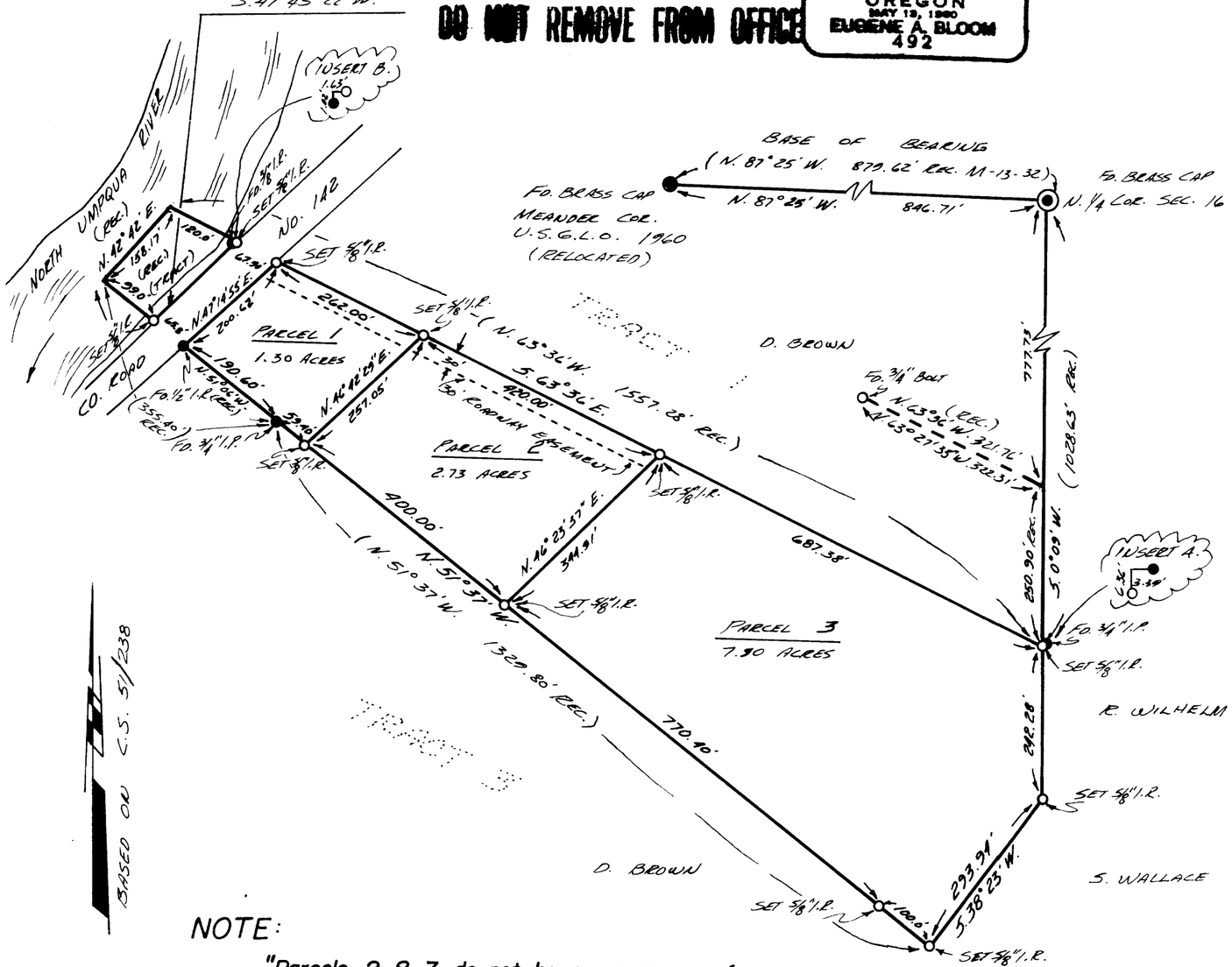
STATE OF OREGON
COUNTY OF DOUGLAS

Filed JUL 1974 at 9:01 A.M.
and recorded in Vol. 2 Page 23
Minor Land
Records of Douglas County
G. T. Hollenbeck
Mary L. Beal

LEGAL OWNER:	John T. Truett 413 W. Berdine St. Roseburg, Oregon 97470 673-5038
PARTITIONER:	Lester J. and Dorothy A. Bender 2827 Blueridge Ave. Orange, California 92667 1-213-860-1221
CONTRACT HOLDER:	Thomas E. and Evelyn M. Manly Star Route, Box 106A Chilaquin, Oregon 97624 1-783-2325
NUMBER OF LOTS:	3
WATER:	Well
SEWAGE:	Sub-surface
MAP PREPARED BY:	Baughman Surveying Service P. O. Box 222 Roseburg, Oregon 97470 672-5971

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MAY 12, 1960
EUGENE A. BLOOM
492

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



NOTE:
"Parcels 2 & 3 do not have any means of sewage disposal and cannot be developed for homesites until such means are available."

DESCRIPTION:

Parcel # 1--Beginning at a 5/8" Iron rod, which bears N.63°36'W. 1107.38 feet and S.0°09'W. 1028.63 feet from the North quarter corner of Section 16, Township 26 South, Range 3 West W.M.; thence N.63°36'W. 262.00 feet to a 5/8" Iron rod on the Southeasterly right-of-way line of County Road #142; thence S.47°14'55"W. along said right-of-way line 200.62 feet to a 1/2" Iron rod; thence leaving said right-of-way line S.51°06'E. 190.60 feet to a 3/4" Iron pipe; thence S.51°37'E. 59.40 feet to a 5/8" Iron rod; thence N.46°42'29"E. 257.05 feet to the point of beginning. The above described parcel being situated in Section 16, Township 26 South, Range 3 West, W.M., Douglas County, Oregon, and contains 1.30 Acres, more or less.

Subject to: A 30.00 foot easement for ingress and egress, over, across and under the Northerly 30.00 feet of this description.

Together with: A 1/3 interest, in a recreation parcel as described in Parcel #3.

Parcel #2--Beginning at a 5/8" Iron rod, which bears N.63°36'W. 687.38 feet and S.0°09'W. 1028.63 feet from the North quarter corner of Section 16, Township 26 South, Range 3 West W.M.; thence N.63°36'W. 420.00 feet to a 5/8" Iron rod; thence S.46°42'29"W. 257.05 feet to a 5/8" Iron rod; thence S.51°37"E. 400.00 feet to a 5/8" Iron rod; thence N.46°23'37"E. 344.91 feet to the point of beginning. The above described parcel being situated in Section 16, Township 26 South, Range 3 West W.M., Douglas County, Oregon, and contains 2.73 Acres, more or less.

Subject to: A 30.00 foot easement for ingress and egress, over, across and under the Northerly 30.00 feet of this description.

Together with: A 30.00 foot easement mentioned in Parcel #1, also,

Together with: A 1/3 interest in a recreation parcel as described in Parcel #3.

Parcel #3--Beginning at a 5/8" Iron rod on the Easterly boundary of the Northwest quarter of Section 16, Township 26 South, Range 3 West W.M., which bears S.0°09'W. 1028.63 feet from the North quarter corner of Section 16, Township 26 South, Range 3 West W.M.; thence S. 0°09'W. 242.28 feet along the Easterly boundary of said North West quarter of Section 16, to a 5/8" Iron rod; thence S. 38°23'W. 293.94 feet to a 5/8" Iron rod; thence N.51°37'W. 870.40 feet to a 5/8" Iron rod; thence N.46°23'37"E. 344.91 feet to a 5/8" Iron rod; thence S.63°36'E. 687.38 feet to the point of beginning. The above described parcel being situated in Section 16, Township 26 South, Range 3 West W.M., and contains 7.90 Acres, more or less.

Together with: A 30.00 foot easement for ingress and egress mentioned in Parcels 1 & 2 above, also,

Together with: A 1/3 interest in a recreation parcel described as follows: Beginning at a 5/8" Iron rod on the Southwesterly right-of-way line of County Road #142, which bears N.63°36'W. 1437.27 feet and S.0°09'W. 1028.63 feet from the North quarter corner of Section 16, Township 26 South, Range 3 West W.M.; thence along said Southwesterly right-of-way line S.47°45'22"W. 186.01 feet to a 5/8" Iron rod; thence leaving said right-of-way line, N.51°06'W. 99.00 feet to a point; thence N.42°42'E. 158.17 feet to a point; thence S.63°36'E. 120.00 feet to the point of beginning. The above described parcel being situated in Section 16, Township 26 South, Range 3 West W.M.

PARTITIONERS STATEMENT:

We, Lester J. and Dorothy A. Bender, as partitioners, have caused the survey to be made of the described parcels and as shown on the annexed plat as our free and voluntary act.

Lester J. Bender — Lester J. Bender
Dorothy A. Bender — Dorothy A. Bender

CONTRACT HOLDERS STATEMENT:

We, Thomas E. and Evelyn M. Manly, hereby acknowledge the above named partitioners have caused the survey to be made of the above described parcels as shown on the annexed plat.

Thomas E. Manly — Thomas E. Manly
Evelyn M. Manly — Evelyn M. Manly

LEGAL OWNERS STATEMENT:

I, John T. Truett, hereby acknowledge that the above named partitioners have caused the survey to be made of the above described parcels as shown on the annexed plat.

John T. Truett

APPROVALS:

COUNTY PLANNING COMMISSION — 6/27/74 DATE

Francis L. Ingram — COUNTY SURVEYOR — 7/1/74 DATE

MAP FILE M-53-42

MAP FILE M-53-42