

PARTITIONER:

James & Kathleen Hardie
Route 1, Box 119-0
Riddle, Oregon
Phone: 874-2093

FILED
RECEIVED

JUN 9 1975

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M57-32

Total Number of Lots: 2

Sewage Disposal: Septic Tanks

Water Supply: Association

Prepared By:

Harold Ball, C.E.
Route 3, Box 4000
Roseburg, Oregon 97470
Phone: 673-6937

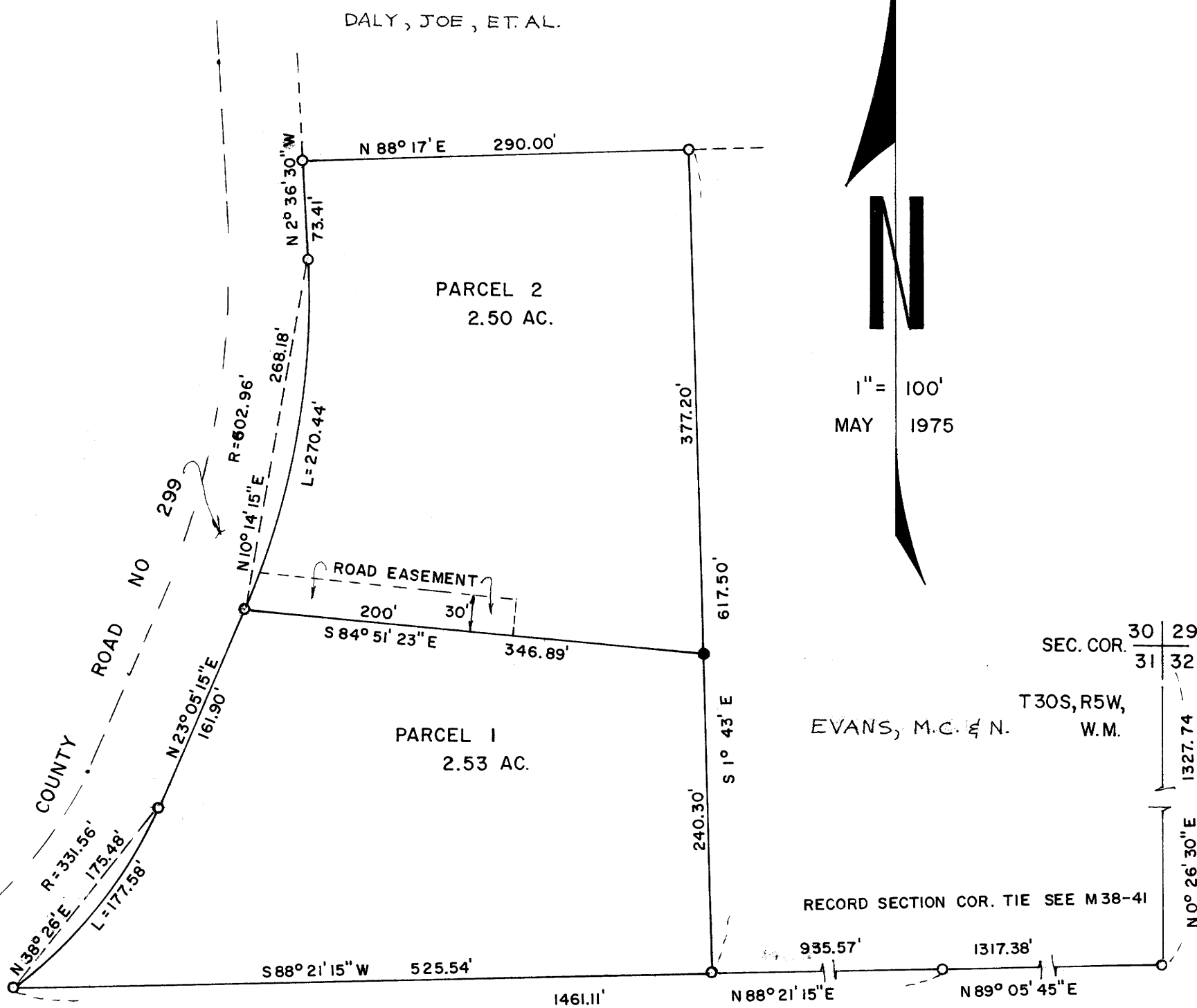
3028 75-7533
STATE OF OREGON
COUNTY OF DOUGLAS
I, Doris L. Wadsworth,
Recorder of Douglas County, Oregon, do hereby certify that the
above described plat was
filed JUN 10 1975 10:03 AM
and Recorded in Volume 2
at Page 96 of Minor Land
Records of Douglas County, Oregon
DORIS L. WADSWORTH
County Clerk

LEGAL DESCRIPTION

Parcel No. 1 -- Beginning at a 3/4-inch iron rod at the intersection of the Southeasterly line of County Road No. 299 and the South line of that tract of land conveyed to W. R. Thompson et ux as recorded in Vol. 235 at Page 708, deed records of Douglas County, Oregon; said rod being South 63° 29' 35" West 3115.46 feet from the Northeast corner of Section 31, Township 30 South, Range 5 West, Willamette Meridian; thence along said Southeasterly line on the arc of a 331.56-foot radius curve to the left, the chord of which bears North 38° 26' East 175.48 feet to a county right-of-way pin; thence North 23° 05' 15" East 161.90 feet to a county right-of-way pin; thence South 84° 51' 23" East 346.89 feet to a 5/8-inch iron rod in the East line of that certain parcel of land conveyed to Kathleen Hardie on March 27, 1971; thence South 1° 43' East 240.30 feet along said East line to a 3/4-inch iron rod in the South line of said Thompson parcel; thence South 88° 21' 15" West 525.54 feet along said South line to the point of beginning.

Parcel No. 2 -- Commencing at a 3/4-inch iron rod at the intersection of the Southeasterly line of County Road No. 299 and the South line of that tract of land conveyed to W.R. Thompson et ux as recorded in Volume 235 at Page 708, deed records of Douglas County, Oregon; said rod being South 63° 29' 35" West 3115.46 feet from the Northeast corner of Section 31, Township 30 South, Range 5 West, Willamette Meridian; thence along said Southeasterly line on the arc of a 331.56-foot radius curve to the left, the chord of which bears North 38° 26' East 175.48 feet to a county right-of-way pin and the true point of beginning; thence along a curve to the left having an arc length of 270.44 feet, a radius of 602.96 feet and the chord of which bears North 10° 14' 15" East 268.18 feet to a county right-of-way pin; thence North 2° 36' 30" West 73.41 feet to a county right-of-way pin; thence North 88° 17' East 290.00 feet to the Northeast corner of that certain parcel of land conveyed to Kathleen Hardie on March 27, 1971; thence South 1° 43' East 377.20 feet along the East line of said Hardie parcel to a 5/8-inch iron rod; thence North 84° 51' 23" West 346.89 feet to the point of beginning.

Reserving therefrom a 30-foot wide roadway easement beginning at the Southwest corner of Parcel No. 2 and extending South 84° 51' 23" East 200 feet adjacent to the Southerly line of Parcel No. 2.



COCKRELL, L. & L.

- SET 5/8" I. ROD
- FD. 3/4" OR 5/8" I. ROD

APPROVALS:

Francis L. Ingram 3 June 1975
PLANNING COMMISSION DATE

Francis L. Ingram 9 June 75
COUNTY SURVEYOR DATE



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