

MINOR LAND PARTITIONING

Section 8, T 30 S, R 5 W, W.M.

Lot 1, Valley View Mobile Home Estates, 1st Addition

DO NOT REMOVE FROM OFFICE

PARTITIONER:

Harmon Walker  
Box 25  
Weaver Road  
Myrtle Creek, OR 97457  
863-4656

FILED  
RECEIVED M.L.

NOV 15 1977

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

No. of Lots: 3

Water & Sewer by Tri City Water & Sewer

PREPARED BY:

Harold L. Ball, L.S.  
Rt. 3, Box 4000  
Roseburg, OR 97470  
673-6937

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Harold L. Ball*  
OREGON  
SEPT. 23, 1977  
HAROLD L. BALL  
1123



SCALE: 1" = 50'

OCT. 11, 1977

- SET 5/8" I.R.
- FD. 5/8" I.R.

LAURANCE

LOT 2

EASEMENT SEE  
M.L.P. LOT 2

APPROVALS

*Keith L. Cubie* 11/14/77  
PLANNING COMMISSION

*Francis L. Ingram* 11-15-77  
COUNTY SURVEYOR

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:

BY *Mary J. Deal*  
DEPUTY  
NO. 77-22220 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

LEGAL DESCRIPTION

Parcel No. 1 - Beginning at the Northeast corner of Lot 1, Valley View Mobile Home Estates, 1st Addition; thence South 0° 30' 21" West 106.88 feet along the East line of said Lot 1 to a 5/8-inch iron rod; thence North 89° 23' West 205.52 feet to a 5/8-inch iron rod; thence North 0° 33' 37" East 106.88 feet to a 5/8-inch iron rod; thence South 89° 23' East 205.42 feet along the North line of said Lot 1 to the point of beginning.

Parcel No. 2 - Commencing at the Northeast corner of Lot 1, Valley View Mobile Home Estates, 1st Addition; thence South 0° 30' 21" West 106.88 feet along the East line of said Lot 1 to a 5/8-inch iron rod and the true point of beginning; thence South 0° 30' 21" West 106.88 feet along the East line of said Lot 1 to a 5/8-inch iron rod; thence North 89° 22' 35" West 205.62 feet along the South line of said Lot 1 to a 5/8-inch iron rod; thence North 0° 33' 37" East 106.86 feet to a 5/8-inch iron rod; thence South 89° 23' East 205.52 feet to the point of beginning.

Parcel No. 3 - Commencing at the Northeast corner of Lot 1, Valley View Mobile Home Estates, 1st Addition; thence North 89° 23' West 205.42 feet along the North line of said Lot 1 to a 5/8-inch iron rod and the true point of beginning; thence South 0° 33' 37" West 213.74 feet to a 5/8-inch iron rod; thence North 89° 22' 35" West 303.63 feet along the South line of said Lot 1 to a 5/8-inch iron rod; thence North 0° 40' 40" East 219.60 feet along the West line of said Lot 1 to a 5/8-inch iron rod; thence South 57° 15' 30" East 11.10 feet to a 2-inch iron pipe; thence South 89° 23' East 293.78 feet along the North line of said Lot 1 to the point of beginning.

Reserving therefrom a 60-foot wide road easement the centerline being described as follows:

Beginning at a point on the North line of said Lot 1 being North 89° 23' West 357.24 feet from the Northeast corner of said Lot 1; thence South 0° 33' 37" West 213.73 feet to a point in the South line of said Lot 1. FOR THE PURPOSE OF PROVIDING LEGAL ACCESS TO LOTS 2 & 3 OF VALLEY VIEW MOBILE HOME ESTATES.

\* NOT MORE THAN THREE PARCELS MAY BE SERVED BY THE ROADWAY EASEMENT W/O FULL COMPLIANCE TO THE APPLICABLE COUNTY ROAD AND PARTITIONING REQUIREMENTS.

JODEE ST. (NOT BUILT)

BASE OF BEARING S 89° 23' 00" E

499.20

205.42

213.76  
106.88

S 0° 30' 21" W  
106.88

PARCEL 1  
.504 AC.

N 89° 23' W

PARCEL 2  
.504 AC.

205.52

205.62

16.29'  
106.88

16.70'  
106.86

213.74

S 0° 33' 37" W

LOT 1

(589° 23' E 509.28 REC.)  
589° 22' 35" E 509.25 CALC.

(RECORD 303.63)

S 0° 33' 37" W

60' WIDE ROAD \*  
EASEMENT

293.78

PARCEL 3  
1.489 AC.

INITIAL POINT

11.10' N 57° 15' 30" W

219.60

S 0° 40' 40" W

M67-40

Book 3 Page 111

M67-40