

MINOR LAND PARTITIONING

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

Lot 3, Valley View Mobile Home Estates 1st Addition

COUNTY SURVEYORS FILE DAILY
DO NOT REMOVE FROM OFFICE

PARTITIONER:

James Anderson
Box 590
Weaver Road
Myrtle Creek, OR 97459
863-5671

Bk 3 Page 114

FILED
RECEIVED MLL

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

No. of Lots: 3

Sewer & Water by Tri City Sewer & Water

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:

MAP 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

219 3/114
BY *Mary L. Deal*
DEPUTY
NO 77-22660 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

LEGAL DESCRIPTION

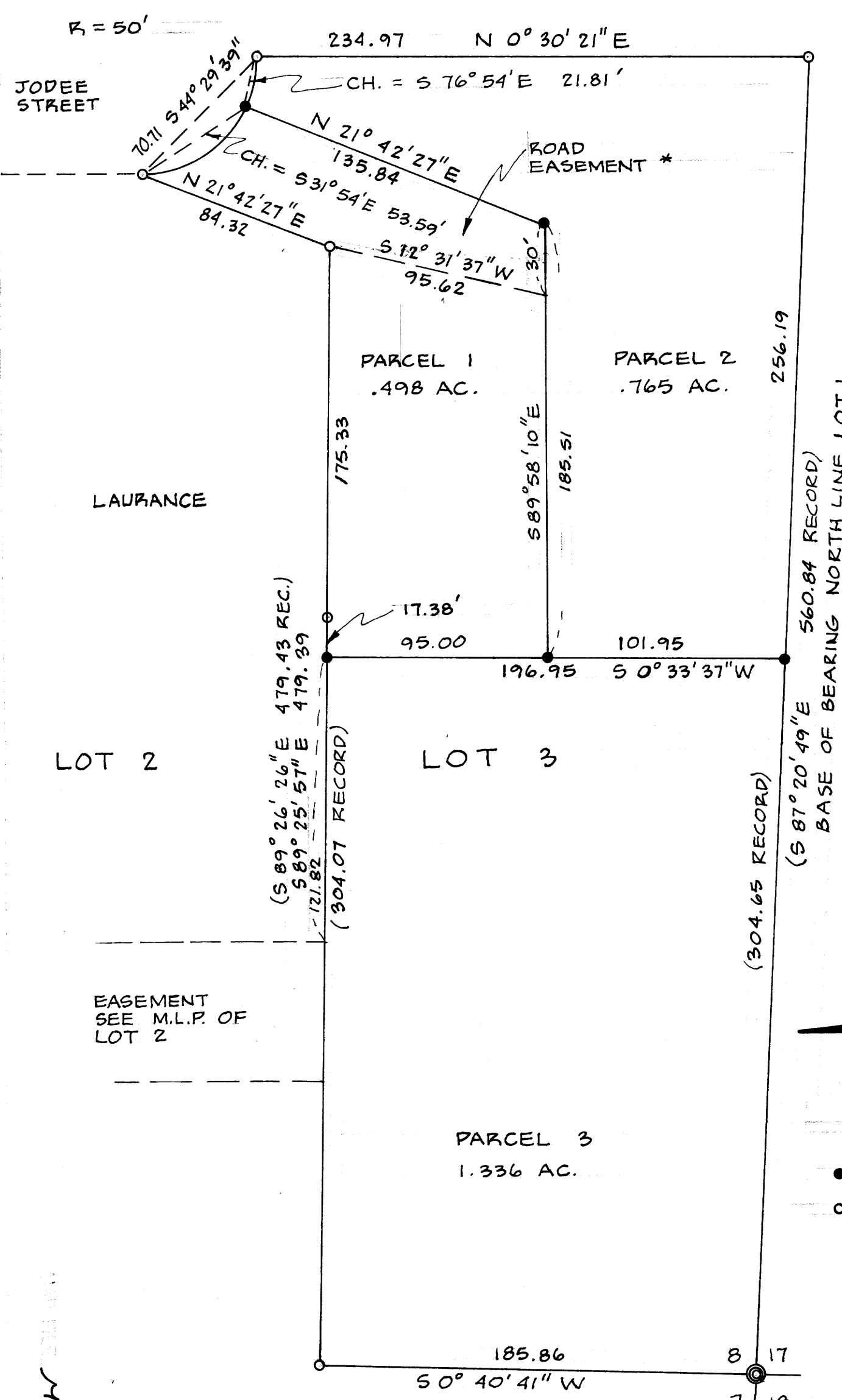
Parcel No. 1 - Commencing at the Southeast corner of Lot 3, Valley View Mobile Home Estates 1st Addition; thence North 0° 30' 21" East 234.97 feet along the East line of said Lot 3 to a 5/8-inch iron rod; thence along a curve to the right having a radius of 50 feet, the chord of which bears North 76° 54' West 21.81 feet to the true point of beginning; thence along a curve to the right having a radius of 50 feet, the chord of which bears North 31° 54' West 53.59 feet to a 5/8-inch iron rod; thence South 21° 42' 27" West 84.32 feet to a 5/8-inch iron rod; thence North 89° 25' 57" West 175.33 feet along the North line of said Lot 3 to a 5/8-inch iron rod; thence South 0° 33' 37" West 95.00 feet to a 5/8-inch iron rod; thence South 89° 58' 10" East 185.51 feet to a 5/8-inch iron rod; thence North 21° 42' 27" East 135.84 feet to the point of beginning.

Reserving therefrom a road easement described as follows: Beginning at the most Northerly point of said Lot 3; thence South 21° 42' 27" West 84.32 feet to a 5/8-inch iron rod; thence South 12° 31' 37" West 95.62 feet to a 5/8-inch iron rod; thence South 89° 58' 10" East 30.00 feet to a 5/8-inch iron rod; thence North 21° 42' 27" East 135.84 feet to a 5/8-inch iron rod; thence along a curve to the right having a radius of 50 feet, the chord of which bears North 31° 54' West 53.59 feet to the point of beginning.

Parcel No. 2 - Beginning at the Southeast corner of Lot 3, Valley View Mobile Home Estates 1st Addition; thence North 0° 30' 21" East 234.97 feet to a 5/8-inch iron rod; thence along a curve to the right having a radius of 50 feet, the chord of which bears North 76° 54' West 21.81 feet to a 5/8-inch iron rod; thence South 21° 42' 27" West 135.84 feet to a 5/8-inch iron rod; thence North 89° 58' 10" West 185.51 feet to a 5/8-inch iron rod; thence South 0° 33' 37" West 101.95 feet to a 5/8-inch iron rod; thence South 87° 20' 49" East 256.19 feet to the point of beginning.

Parcel No. 3 - Commencing at the Southeast corner of Lot 3, Valley View Mobile Home Estates 1st Addition; thence North 87° 20' 49" West 256.19 feet to a 5/8-inch iron rod and the true point of beginning; thence North 87° 20' 49" West 304.65 feet to the Southwest corner of said Lot 3; thence North 0° 40' 41" East 185.86 feet to the Northwest corner of said Lot 3; thence South 89° 25' 57" East 304.07 feet along the North line of said Lot 3 to a 5/8-inch iron rod; thence South 0° 33' 37" West 196.95 feet to the point of beginning. ACCESS FROM JODEE ST. TO PROVIDED ACROSS LOTS 1 & 2 OF V.V.M.H.E. SEE M.L.P. Bk 3, Pg 111 Bk 3, Pg 102

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



SCALE: 1" = 50'

OCT. , 1977

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

APPROVALS

Keith L. Aubert 11/18/77
PLANNING COMMISSION

Francis L. Ingram 11-22-77
COUNTY SURVEYOR

167-45

MAP FILE 167-45