

MINOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

IN LOT 11 VALLEY VIEW MOBILE HOME ESTATES 1st ADDITION
SECTION 8, T.30S. R.5W.W.M. - NOVEMBER 1977 - SCALE 1"=100'

FILED
RECEIVED MLL

DEC 14 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:

Kenneth C. Laurance
Rt. 1, Box 55,
Myrtle Creek, Oregon 97457
863-5542

NUMBER OF LOTS: 3

WATER SUPPLY: Tri-City Water Dist.

SEWAGE DISPOSAL: Tri-City Sanitary Dist.

MAP PREPARED BY: C & G ENGINEERING, INC.
P. O. Box 222,
Roseburg, Oregon 97470
672-5971 or 673-0966

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1967
GLENN S. BAUGHMAN
536

DESCRIPTIONS:

PARCEL #1

Beginning at a 5/8" iron rod at the Northwest corner of Lot 11, Valley View Mobile Home Estates, 1st Addition, as recorded in Volume 15, Page 38, Plat Records of Douglas County, Oregon; thence S 89°11'14" E along the North line of said Lot 11, 251.14 feet to a 5/8" iron rod at the Northeast corner thereof; thence S 2°07'08" W along the East line of said Lot 11 116.00 feet to a 1/2" iron rod; thence leaving said East line N 89°11'14" W 247.87 feet to a 1/2" iron rod on the West line of said Lot 11; thence N 0°30'21" E along said West line 115.94 feet to the Point of Beginning, situated in Lot 11 of said Valley View Mobile Home Estates 1st Addition, containing 0.66 acres, more or less.

SUBJECT TO AND TOGETHER WITH a 60 foot easement as described below.

PARCEL #2

Beginning at a 1/2" iron rod from which the Northeast corner of Lot 11, Valley View Mobile Home Estates 1st Addition as recorded in Volume 15, Page 38, Plat Records of Douglas County, Oregon bears N 2°07'08" E 116.00 feet; thence S 2°07'08" W along the East line of said Lot 11, 116.00 feet to a 1/2" iron rod; thence leaving said East line N 89°11'14" W 244.60 feet to a 1/2" iron rod on the West line of said Lot 11; thence N 0°30'21" E along the West line of said Lot 11 115.94 feet to a 1/2" iron rod; thence leaving said West line S 89°11'14" E 247.87 feet to the Point of Beginning, situated in Lot 11 of said Valley View Mobile Home Estates 1st Addition, containing 0.66 acres, more or less.

SUBJECT TO AND TOGETHER WITH a 60 foot easement as described below.

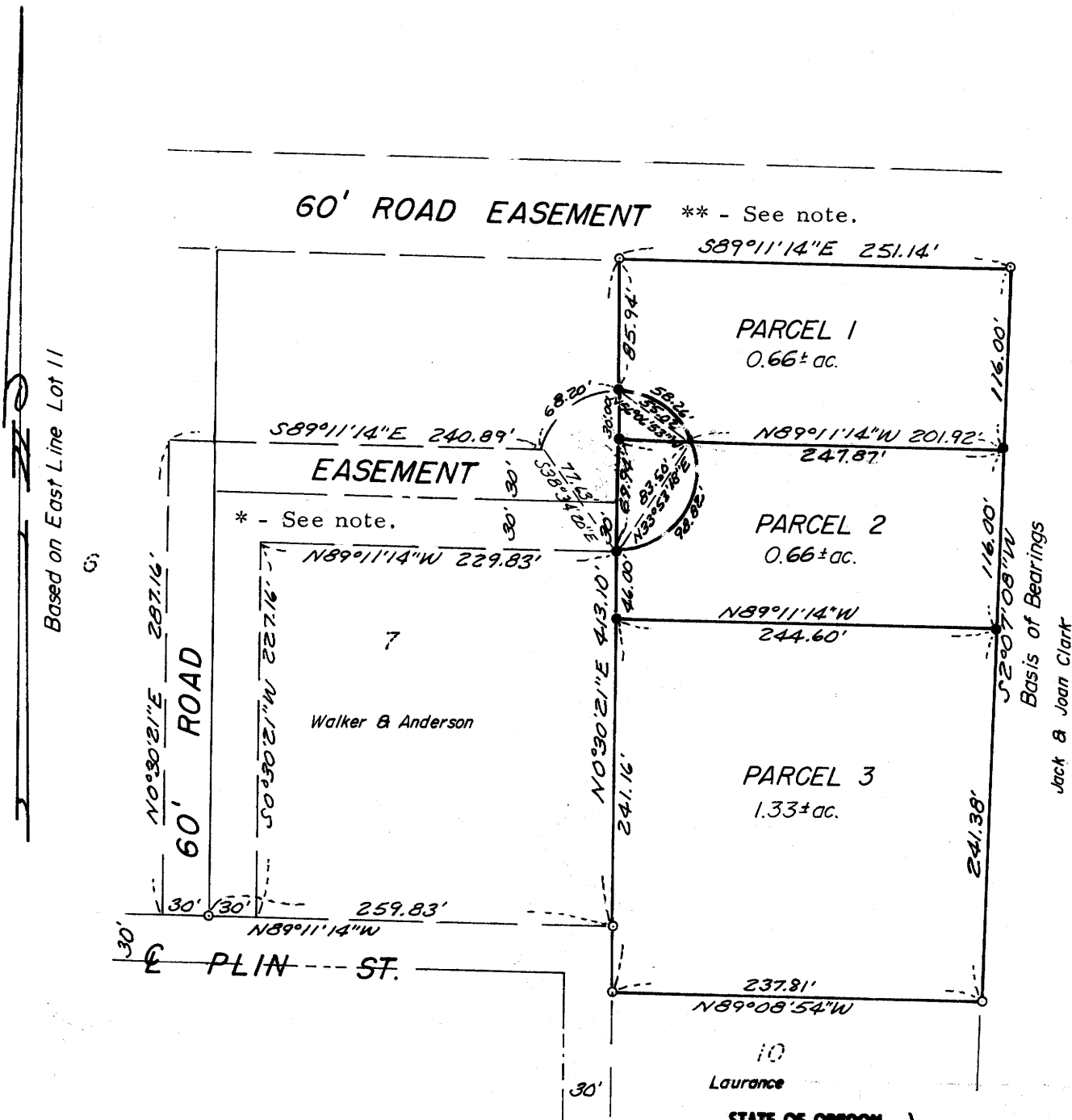
PARCEL #3

Beginning at a 5/8" iron rod at the Southeast corner of Lot 11, Valley View Mobile Home Estates 1st Addition as recorded in Volume 15, Page 38, Plat Records of Douglas County, Oregon; thence along the South line of said Lot 11 N 89°08'54" W 237.81 feet to a 5/8" iron rod at the Southwest corner thereof; thence N 0°30'21" E along the West line of said Lot 11 241.16 feet to a 1/2" iron rod; thence leaving said West line S 89°11'14" E 244.60 feet to a 1/2" iron rod on the East line of said Lot 11; thence S 2°07'08" W along the East line of said Lot 11 241.38 feet to the Point of Beginning, situated in Lot 11 of said Valley View Mobile Home Estates 1st Addition, containing 1.33 acres, more or less.

EASEMENT

A 60 foot, non-exclusive, easement for ingress and egress described as follows:

Beginning at the Southwest corner of Lot 7, Valley View Mobile Home Estates 1st Addition as recorded in Volume 15, Page 38, Plat Records of Douglas County, Oregon; thence N 89°11'14" W 30.00 feet and N 0°30'21" E 287.16 feet and S 89°11'14" E 240.89 feet and along an arc of a 50 foot radius curve right (the long chord of which bears S 38°34'20" E 77.63 feet) 225.28 feet and N 89°11'14" W 229.83 feet and S 0°30'21" W 227.16 feet and N 89°11'14" W 30.00 feet to the Point of Beginning, situated in Lots 6, 7 and 11 of said Valley View Mobile Home Estates 1st Addition.



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. Beal
77-24008
NO. 77-24008 FEE 300

DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

Keith L. Cubic
Planning Commission

12/8/77
Date

Francis L. Ingram
County Surveyor

12-14-77
Date

NOTE:

* Not more than three parcels may be served from the roadway easement without full compliance to the applicable county road partitioning requirements.

** The 60 foot roadway easement located to the north of parcel #1 shall not be used as access to any parcel described here on.