

3- Pg 284

MINOR LAND PARTITION

IN LOT 3, MARANATHA SITES SUBDIVISION
 PART OF LOT 1, GREEN VALLEY ORCHARD TRACTS
 SEC. 2, T28S, R6W, W.M., DOUGLAS CO. OREGON

AUGUST 1978 SCALE: 1" = 50'

APPROVALS:

Keith L. Cubic
 PLANNING COMMISSION

9/1/78
 DATE

Francis L. Ingram
 COUNTY SURVEYOR

9-5-78
 DATE

PARTITIONER AND LEGAL

OWNER OF RECORD:

Roseburg Roof Tress Co.
 Ernest M. Silva, Jr.
 Donna K. Silva
 1798 Austin Rd.
 Roseburg, Oregon 97470
 Phone 679-5106

FILED
 RECEIVED

SEP 5 1978

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

TH

NUMBER OF LOTS: 2

WATER SUPPLY:

Roberts Creek Water District

SEWER:

Green Sanitary District

MAP PREPARED BY:

Gene A. Miller P.L.S. #1647

LEGAL DESCRIPTION:

PARCEL "1"

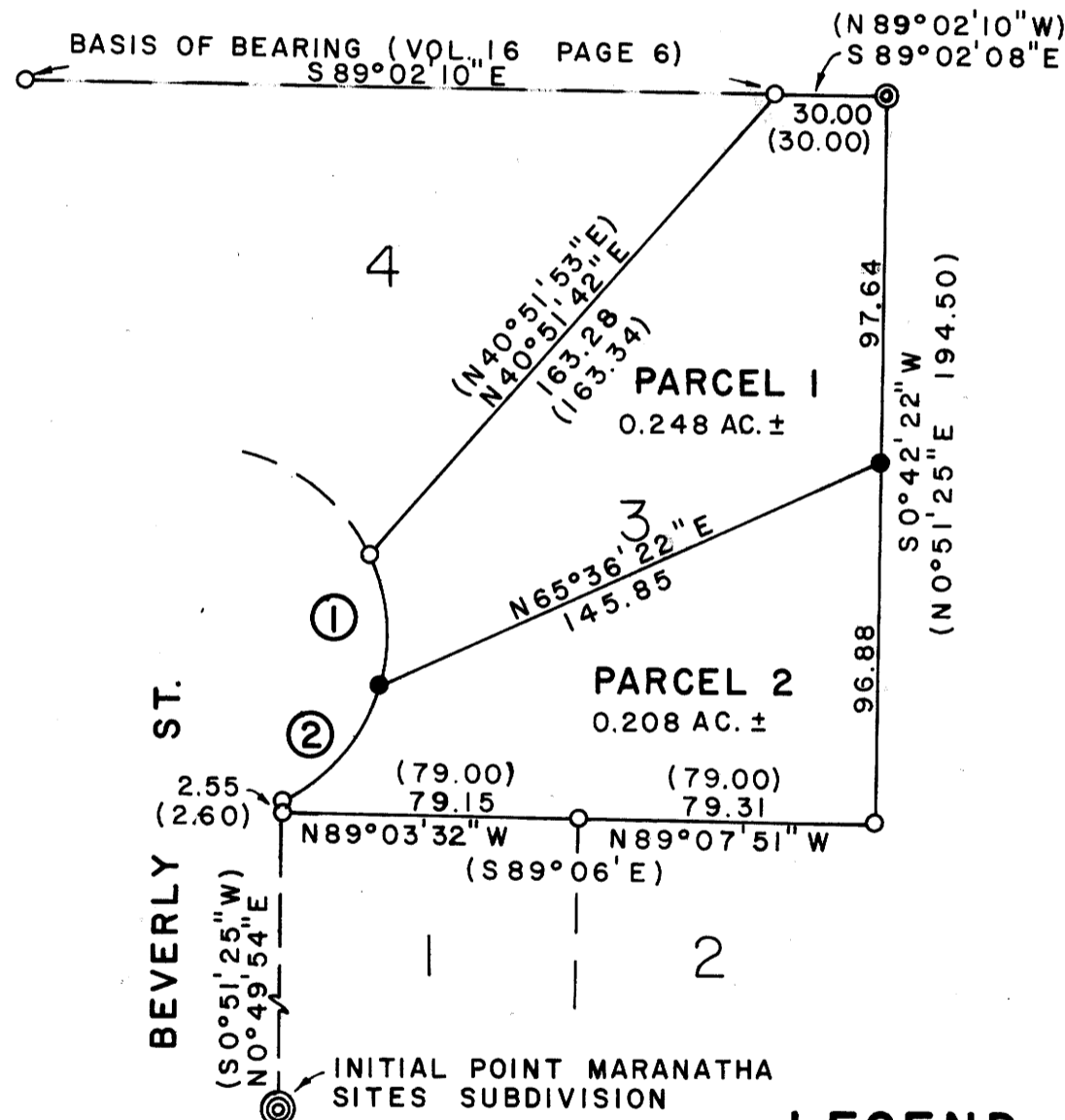
A portion of Lot 3, Maranatha Sites Subdivision, a subdivision, in Lot 1 Green Valley Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 1 1/4" iron pipe at the northeast corner of said Lot 3; thence S0°42'22"W, 97.64 feet along the easterly line of said Lot 3 to a 5/8" iron rod; thence S65°36'22"W, 145.85 feet to a 5/8" iron rod on the westerly line of said Lot 3; thence, following the westerly line of said Lot 3, 35.76 feet along a curve to the left, having a radius of 50.00 feet (Central Angle of 40°58'29"), to a 5/8" iron rod at the northwest corner of said Lot 3, the Long Chord of which bears N4°34'20"W, 35.00 feet; thence N40°51'42"E, 163.28 feet to a 5/8" iron rod on the northerly line of said Lot 3; thence S89°02'08"E, 30.00 feet along the northerly line of said Lot 3 to the Point of Beginning, containing 0.248 acres of land, more or less.

PARCEL "2"

A portion of Lot 3, Maranatha Sites Subdivision, a subdivision in Lot 1 Green Valley Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly line of said Lot 3, from which the northeast corner of said Lot 3 bears N0°42'22"E, 97.64 feet; thence S0°42'22"W, 96.88 feet along the easterly line of said Lot 3 to a 5/8" iron rod at the southeast corner of said Lot 3; thence N89°07'51"W, 79.31 feet along the southerly line of said Lot 3 to a 5/8" iron rod; thence N89°03'32"W, 79.15 feet along the southerly line of said Lot 3 to a 5/8" iron rod at the southwest corner of said Lot 3; thence N0°49'54"E, 2.55 feet to a 5/8" iron rod on the westerly line of said Lot 3; thence, following the westerly line of said Lot 3, 42.70 feet along a curve to the left, having a radius of 50.00 feet (Central Angle of 48°55'31"), to a 5/8" iron rod, the Long Chord of which bears N40°17'11"E, 41.41 feet; thence N65°36'22"E, 145.85 feet to the Point of Beginning, containing 0.208 acres of land, more or less.



LEGEND

- | | | | |
|-------------------|--------------------|-----|----------------------------|
| ① | ② | ⊙ | 2" IRON PIPE FOUND |
| Δ = 40°58'29" | Δ = 48°55'31" | ⊙ | 1 1/4" IRON PIPE FOUND |
| R = 50.00 | R = 50.00 | ○ | 5/8" IRON ROD FOUND |
| L = 35.76 | L = 42.70 | ● | 5/8" IRON ROD SET |
| C = 35.00 | C = 41.41 | () | RECORD BEARING OR DISTANCE |
| C.B. = N4°34'20"W | C.B. = N40°17'11"E | | |

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:

1978 SEP 6 AM 11 51

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

BY: Maury L. Miller
 No. 78-17074 Fee 3.92
 DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE 11.23-5

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