

MAJOR LAND PARTITIONING
located in
Section 4, Township 30 South, Range 5 West, W.M.
Douglas County, Oregon

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER:
Roland Theiss
P.O. Box 824
Myrtle Creek, OR 97457
863-3134

BK 4- Pg 71
FILED ✓
RECEIVED JHH
FEB 9 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TB

2 Parcels
Water Supply: Tri City
Sewage Disposal: Tri City

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

LEGAL DESCRIPTION

Parcel No. 1 - Beginning at the Southwest corner of Lot 1, Block 3, 1st Addition Tri-City Terrace, Section 4, Township 30 South, Range 5 West, W.M., Douglas County, Oregon; thence South 89° 15' 36" East 156.00 feet to the Southwest corner of Lot 3 of said Block 3; thence South 0° 40' 32" West 91.76 feet to a 5/8-inch iron rod; thence North 89° 29' West 156.00 feet to a 1/2-inch iron rod; thence North 0° 40' 32" East 92.37 feet along the East line of Tri City Terrace Subdivision to the point of beginning.

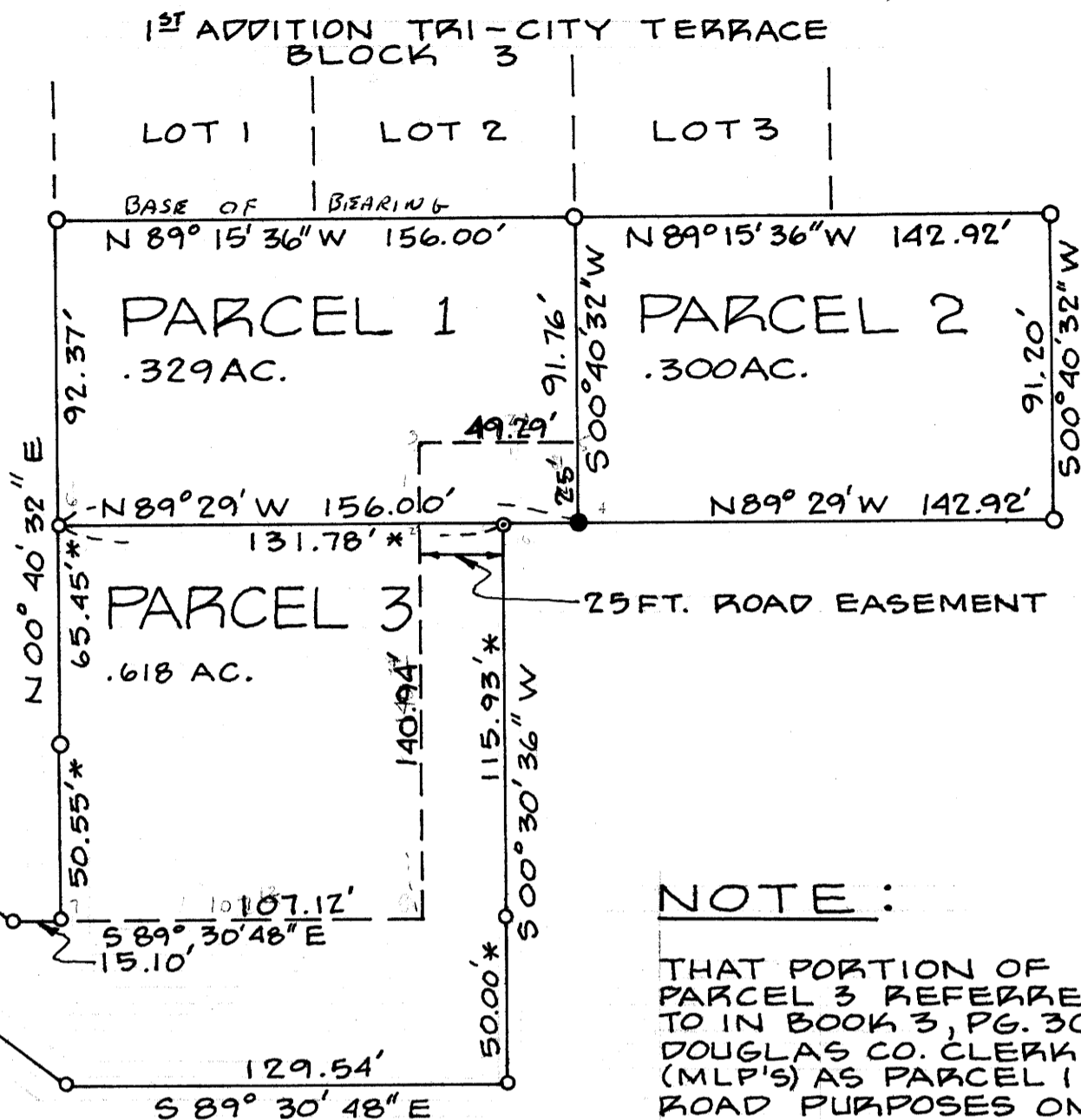
Parcel No. 2 - Beginning at the Southwest corner of Lot 3, Block 3, 1st Addition Tri-City Terrace, Section 4, Township 30 South, Range 5 West, W.M., Douglas County, Oregon; thence South 89° 15' 36" East 142.92 feet to a 5/8-inch iron rod; thence South 0° 40' 32" West 91.20 feet to a 5/8-inch iron rod; thence North 89° 29' West 142.92 feet to a 5/8-inch iron rod; thence North 0° 40' 32" East 91.76 feet to the point of beginning.

Parcel No. 3 - ~~Commencing~~ at the Southwest corner of Lot 1, Block 3, 1st Addition Tri-City Terrace, Section 4, Township 30 South, Range 5 West, W.M., Douglas County, Oregon; thence South 0° 40' 32" West 92.37 feet along the East line of Tri-City Terrace Subdivision to a 1/2-inch iron rod and the true point of beginning; thence South 0° 40' 32" West 116.00 feet along said East line to a 1/2-inch iron rod; thence North 89° 30' 48" West 15.10 feet to a 1/2-inch iron rod; thence North 52° 45' West 135.12 feet to a 5/8-inch iron rod; thence along the Southerly line of Chickering Street and a curve to the right the chord of which bears South 49° 27' 44" West 30.17 feet to a 5/8-inch iron rod; thence South 52° 45' East 185.57 feet to a 1/2-inch iron rod; thence South 89° 30' 48" East 129.54 feet to a 1/2-inch iron rod; thence North 0° 30' 36" East 165.93 feet to a 1/2-inch iron pipe; thence North 89° 29' West 131.78 feet to the point of beginning.

Reserving from the above described Parcels No. 1 and No. 3 a road easement to serve Parcels No. 1 and No. 2 described as follows:

Commencing at the Southwest corner of Lot 3, Block 3, Tri-City Terrace Subdivision, Section 4, Township 30 South, Range 5 West, Douglas County, Oregon; thence South 0° 40' 32" West 91.76 feet to a 5/8-inch iron rod and the true point of beginning; thence North 89° 29' West 24.22 feet to a 1/2-inch iron pipe; thence South 0° 30' 36" West 165.93 feet to a 1/2-inch iron rod; thence North 89° 30' 48" West 129.54 feet to a 1/2-inch iron rod; thence North 52° 45' West 185.57 feet to a 5/8-inch iron rod; thence along the Southerly line of Chickering Street and a curve to the left, the chord of which bears North 49° 27' 44" East 30.17 feet to a 5/8-inch iron rod; thence South 52° 45' East 135.12 feet to a 1/2-inch iron rod; thence South 89° 30' 48" East 122.22 feet to a point; thence North 0° 30' 36" East 140.94 feet to a point; thence South 89° 29' East 49.29 feet to a point; thence South 0° 40' 32" West 25.00 feet to the point of beginning.

CHICKERING ST.
TRI-CITY TERRACE
SUBDIVISION



CL = 130'
RL = 30.74'
CH. = N 49° 27' 44" E
30.17' *



1" = 50'

JANUARY, 1979

LEGEND

- * RECORD DISTANCE
- FD. 1/2" IRON PIPE
- FD. 1/2" IRON ROD
- FD. 5/8" IRON ROD
- SET 5/8" IRON ROD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harold L. Ball
OREGON
SEPT. 23, 1977
HAROLD L. BALL
1123

APPROVALS

Keith L. Cubic 2/1/79
PLANNING COMMISSION

Francis L. Ingram 2-9-79
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:

1979 FEB 9 PM 3 59

DORIS L. WADSWORTH
COUNTY CLERK
BY: *Mary L. Bell*
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-02370

MAP FILE M 75-39

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