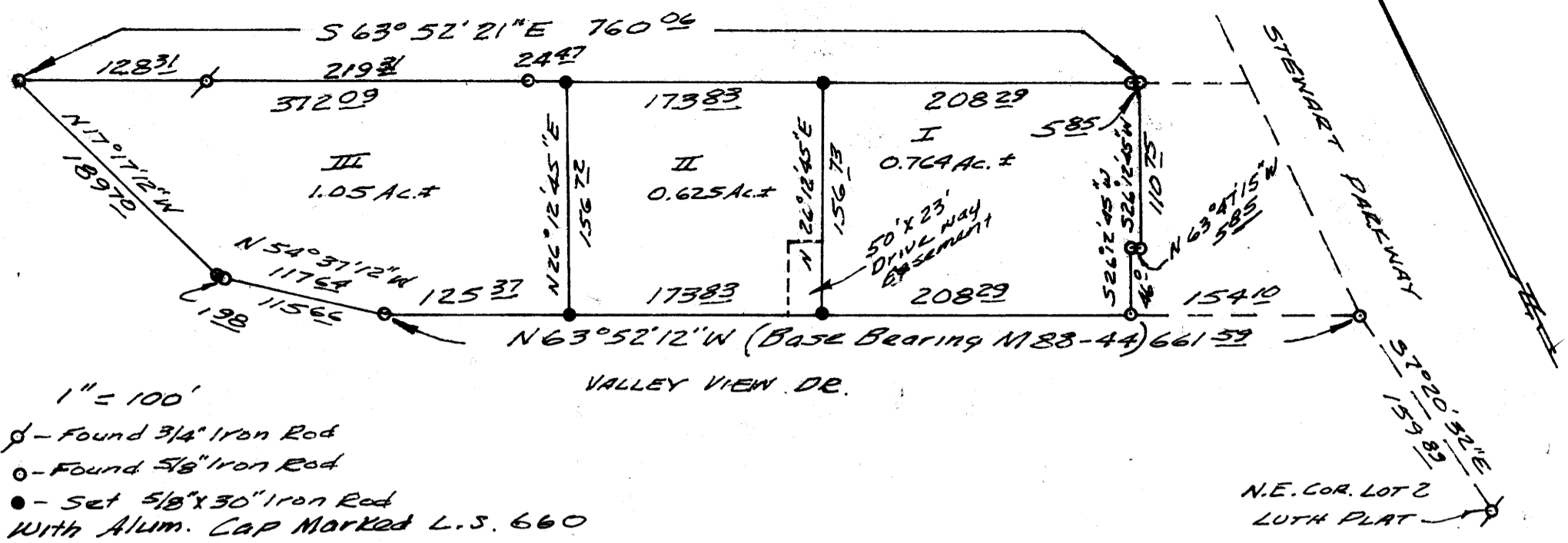


FILED *BS*
RECEIVED *DL5*

FEB 18 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS



1" = 100'

- ⊕ - Found 3/4" Iron Rod
- - Found 5/8" Iron Rod
- - Set 5/8" x 30" Iron Rod
With Alum. Cap Marked L.S. 660

I

Beginning at a 5/8" iron rod set in the northerly line of Valley View Drive, from which rod the N.E. corner of Lot 2, Luth Plat bears S 63° 52' 12" E 154.12 ft. and S 7° 20' 32" E 159.82 ft.; thence, along said northerly line, N 63° 52' 12" W 208.22 ft. to a 5/8" iron rod; thence N 26° 12' 45" E 156.72 ft. to a 5/8" iron rod set in the northerly line of a parcel of land described in Inst. # 80-17597, Douglas Co. Records; thence, along the northerly line of said parcel, S 63° 52' 21" E 208.22 ft. to a 5/8" iron rod set at the most northerly corner of that property described in Inst. # 80-17598, Douglas Co. Records; thence, along the northerly line of said property, S 63° 52' 21" E 5.85 ft. to a 5/8" iron rod; thence S 26° 12' 45" W 110.15 ft. to a 5/8" iron rod; thence N 63° 47' 15" W 5.85 ft. to a 5/8" iron rod; thence S 26° 12' 45" W 46.22 ft. to the place of beginning.

All in the S.E. 1/4 of section 11, T. 275, R. 6 W. W. M. and containing 0.764 acres, more or less.

Together with an easement described as follows: Beginning at the southwest corner of the above described tract; thence, along the northerly line of Valley View Dr., N 63° 52' 12" W 23.0 ft.; thence, N 26° 12' 45" E 50.0 ft.; thence S 63° 52' 12" E 23.0 ft.; thence S 26° 12' 45" W 50.0 ft. to the place of beginning.

II

Beginning at a 5/8" iron rod set in the northerly line of Valley View Drive, from which rod the N.E. corner of Lot 2, Luth Plat bears S 63° 52' 12" E 362.22 ft. and S 7° 20' 32" E 159.82 ft.; thence, along said northerly line, N 63° 52' 12" W 173.82 ft. to a 5/8" iron rod; thence N 26° 12' 45" E 156.72 ft. to a 5/8" iron rod set in the northerly line of that parcel of land described in Inst. # 80-17597; thence, along the northerly line of said parcel, S 63° 52' 21" E 173.82 ft. to a 5/8" iron rod; thence S 26° 12' 45" W 156.72 ft. to the place of beginning. All in the S.E. 1/4 of section 11, T. 275, R. 6 W. W. M. and containing 0.625 acres, more or less.

Subject to an easement described as follows: Beginning at the S.E. corner of the above described tract; thence, along the northerly line of Valley View Drive, N 63° 52' 12" W 23.0 ft.; thence N 26° 12' 45" E 50.0 ft.; thence S 63° 52' 12" E 23.0 ft.; thence S 26° 12' 45" W 50.0 ft. to the place of beginning.

III

Beginning at a 5/8" iron rod set in the northerly line of Valley View Drive from which rod the N.E. corner of Lot 2, Luth Plat bears S 63° 52' 12" E 536.22 ft. and S 7° 20' 32" E 159.82 ft.; thence along the northerly and easterly lines of Valley View Dr. N 63° 52' 12" W 125.32 ft., N 54° 37' 12" W 117.62 ft. and N 17° 17' 12" W 189.22 ft. to a 5/8" iron rod set at the most northerly corner of that property described in Inst. # 80-17597; thence, along said northerly line, S 63° 52' 21" E 372.02 ft. to a 5/8" iron rod; thence S 26° 52' 12" W 152.22 ft. to the place of beginning. All in the S.E. 1/4 of section 11, T. 275, R. 6 W. W. M. and containing 1.05 acres, more or less.

Note:

The driveway easement shown on Parcel II is in favor of Parcel I

NARRATIVE

Purpose of the survey was to cut Parcel II of M.L.P. 1188-44 into three new parcels. I found and checked the monuments from that survey, then set the new ones directly from them. All work was done with transit & chain.

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

APPROVALS
Carol Jean West

Planning Comm. Pres.

2-11-82

Pat West

Planning Comm. Sec.

2-11-82

Adney E Bowker

Dept. of Public Works

2-16-82

Lung E. Muma DEPUTY
Co. Surveyor

2-18-82

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:

1982 FEB 18 PM 1 02

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary Keal*
DEPUTY

NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

82-01565

MINOR LAND PARTITION
IN THE S.E. 1/4 OF SECTION 11, T. 275, R. 6 W. W. M.
Feb. 10, 1982

PARTITIONER & LEGAL OWNER:
Phyllis Joan Kaser
1414 N.W. Valley View Dr.
Roseburg, Or.

SURVEYED BY
BRUCE ROGERS
2737 N. W. Colkins Rd.
Roseburg, Or.

WATER - City of Roseburg
SEWER - No. Roseburg San. Dist.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE