

1994 - 0024 B

LAND PARTITION
LYING IN THE NE 1/4 OF SECTION 34,
TOWNSHIP 26 SOUTH, RANGE 7 WEST, W. M.
21 FEB 1994 SCALE: 1 inch : 100.0 feet
PART OF LOTS 39 & 44 EDEN ORCHARDS

NARRATIVE

The purpose of this survey was to partition the property described in Deed Reference Number 93-11295 of the Deed Records of Douglas County to conform with the Preliminary Plan per the Douglas County Planning Commission File Number 93-196.

The easterly boundary of the property was established by projecting the monumented east line of the property shown on M96-78 to the fence line at the Northeast corner of the property. The north line of the property was established using the fence line as the best available evidence. The Northwest corner was established along the said fence line at the record distance per Eden Orchards. The west line was then established at record bearing to intersect 30 feet northeast of the center line of County Road Number 180. The Center line of said county road was established using the existing traveled way and establishing the best fitting alignment.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Kenneth L. and Bonnie L. Price, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Kenneth L. Price (Signature)

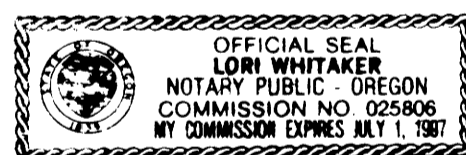
Bonnie L. Price (Signature)

ACKNOWLEDGMENT:

State of Oregon ) ss County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 23rd day of Feb 1994, before me a Notary Public in and for said State and County, did personally appear Kenneth L. and Bonnie L. Price, who being duly sworn, did say that they were the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Lori Whitaker (Signature)
Notary Public, State of Oregon



OWNER/PARTITIONER: Kenneth L. & Bonnie L. Price
549 Becker Road
Roseburg, OR 97470
SEWER: Subsurface Septic Systems
WATER: 3 Private Wells
ZONING: (R5) Rural Residential
COMP. PLAN: Rural Committed - 5 Acre
Douglas County Planning Department File No. 93-196
NO WATER RIGHTS OF RECORD
SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYORS CERTIFICATE

I, Mark A. Heimbürger, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners of the property so indicated on the annexed plat and that the boundaries are properly described hereon.

Mark A. Heimbürger (Signature)
Mark A. Heimbürger

A parcel of land being that part of Lots number thirty-nine (39) and forty-four (44), Eden Orchards lying northerly of Becker County Road Number 180, within the Northeast One-Quarter, Section 34, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Commence at the One Quarter Corner common to Section 34 and Section 35, Township 26 South, Range 7 West; thence N89°1008'W, 1319.09 feet to a 5/8" iron rod on the northerly right-of-way of Becker County Road Number 180, the POINT OF BEGINNING; thence N00°1845'W, 680.90 feet 5/8" iron rod at the northeast corner of Lot 39, Eden Orchards; thence along the north line of said Lot 39 and Lot 44, N89°4449'W, 1320.00 feet to a 5/8" iron rod at the northwest corner of said Lot 44; thence along the west boundary of said Lot 44 Due South, 38.22 feet to a 5/8" iron rod on the northerly right-of-way of Becker County Road Number 180; thence along said road right-of-way S34°3112'E, 28.28 feet to a 5/8" iron rod at the beginning of a curve; thence Southeasterly along the arc of a 1020.00 feet curve to the right, a distance of 105.64 feet, said arc subtended by a chord which bears S31°3310'E, a distance of 105.59 feet to a 5/8" iron rod; thence S28°3509'E, 108.22 feet to a 5/8" iron rod at the beginning of a curve; thence Southeasterly along the arc of a 310.00 feet curve to the left, a distance of 139.36 feet, said arc subtended by a chord which bears S41°2753'E, a distance of 138.19 feet to a 5/8" iron rod at the curvés end; thence S54°2036'E, 106.41 feet to a 5/8" iron rod at the beginning of a curve; thence Southeasterly along the arc of a 400.00 feet curve to the right, a distance of 68.28 feet, said arc subtended by a chord which bears S49°2711'E, a distance of 68.20 feet to a 5/8" iron rod at the curvés end; thence S44°3346'E, 69.16 feet to a 5/8" iron rod at the beginning of a curve; thence Southeasterly along the arc of a 180.00 feet curve to the left, a distance of 114.62 feet, said arc subtended by a chord which bears S62°4819'E, a distance of 112.69 feet to a 5/8" iron rod at the curvés end; thence S81°0253'E, 832.23 feet to the POINT OF BEGINNING, containing 15.70 acres of land, more or less.

APPROVALS

Approved: MARCH 23, 1994

By Keith L. Cubic (Signature)
Douglas County Planning Director

Approved: APRIL 4, 1994

By Amy E. Morrison (Signature)
Douglas County Surveyor DEPUTY

Filed this 5th day of APRIL, 1994

By GAY FIELDS, County Clerk (Signature)
Douglas County Clerk BY: DEPUTY

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

By Anne E. Schroeder (Signature) 4-4-94
Douglas County Tax Collector

STATE OF OREGON ) ss.
COUNTY OF DOUGLAS )
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
94 APR -5 AM 8:47

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria G. Burnett (Signature)
DEPUTY
FEE PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbürger (Signature)
OREGON
JULY 16, 1947
MARK A. HEIMBURGER
2287
Exp 6/30/95

1994 - 0024 B