

MINOR LAND PARTITION

PARTITIONER

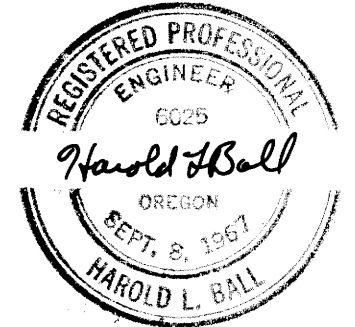
Name: Clare L. Coats  
 Address: Rt. 3, Box 3545  
Roseburg, OR 97470  
 Phone: 672-2716  
 LEGAL OWNER OF RECORD  
 Name: same  
 Address: same

FILED  
 RECEIVED  
 SEP 28 1973  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE

TOTAL NUMBER OF LOTS: 2  
 (including original parcel)  
 WATER SUPPLY (source) wells  
 SEWER DISPOSAL (method) septic tanks

MAP PREPARED BY:

Name: Harold Ball, C.E.  
 Address: Rt. 3, Box 4000  
Roseburg, OR 97470  
 Phone: 673-6937



COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

LEGAL DESCRIPTION:

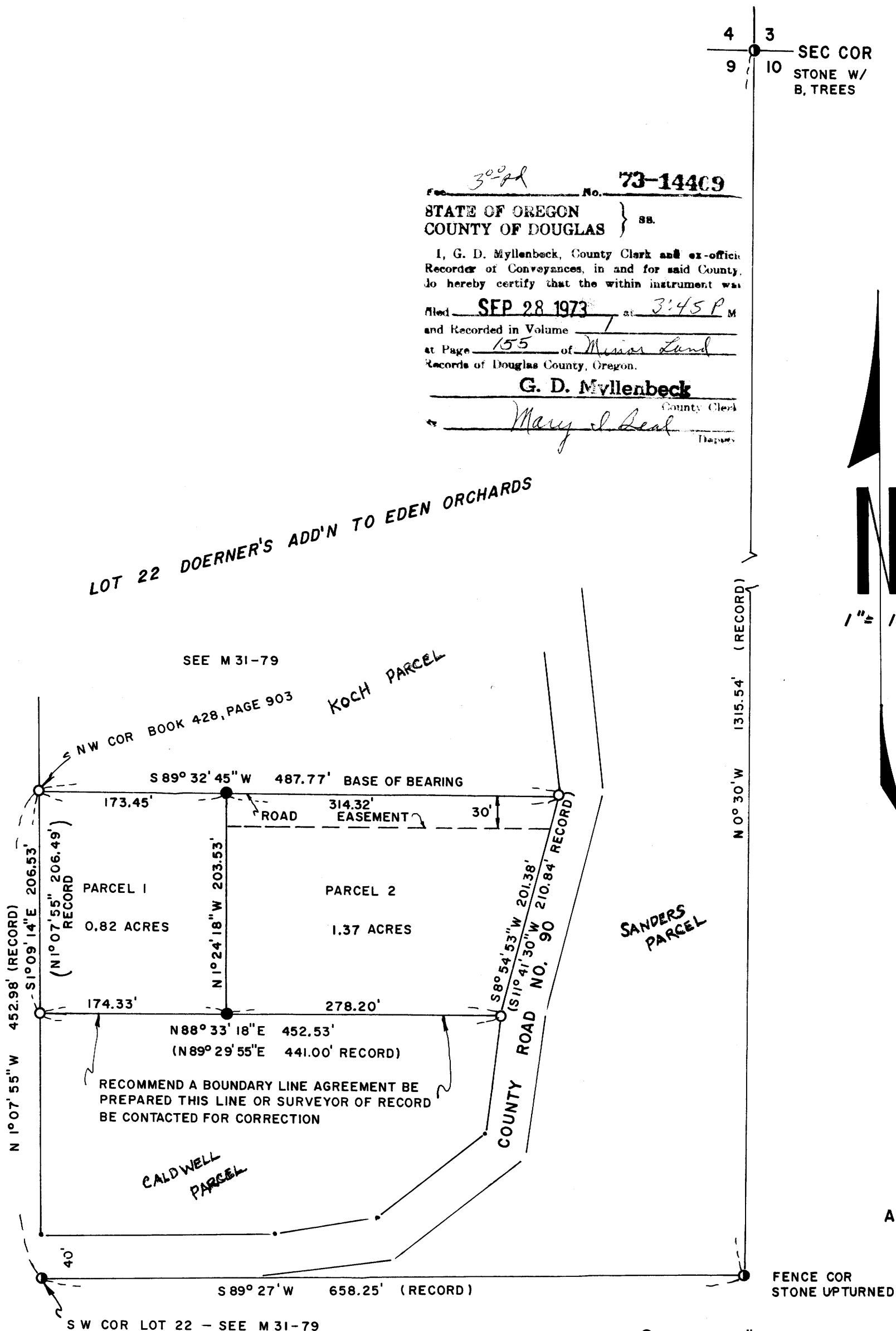
Parcel 1 - Beginning at the Northwest corner of that certain parcel of land located in Lot 22, Doerner's Addition to Eden Orchards in Section 9, T 27 S, R 7 W, W.M. as conveyed to Clare Coats, et ux and recorded in Book 428 at Page 903, Record of Deeds, Douglas County, Oregon; thence N 89°32'45" E 173.45 feet along the North line of said Coats parcel to a 5/8" iron rod; thence S 1°24'18"E 203.53 feet to a 5/8" iron rod in the South line of said Coats parcel; thence S 88°33'18" W 174.33 feet to the Southwest corner of said Coats parcel; thence N 1°09'14" W 206.53 feet to the point of beginning Together with a roadway easement 30 feet in width adjacent to and Southerly of the North line of said Coats parcel and extending from the Westerly line of County Road No 90 to the Easterly line of Parcel 1.

Parcel 2 - Commencing at the Northwest corner of that certain parcel of land located in Lot 22, Doerner's Addition to Eden Orchards in Section 9, T 27 S, R 7 W, W.M. as conveyed to Clare Coats, et ux and recorded in Book 428 at Page 903, Record of Deeds, Douglas County, Oregon; thence N 89°32'45" E 173.45 feet along the North line of said Coats parcel to a 5/8" iron rod and the true point of beginning; thence continuing along said North line N 89°32'45" E 314.32 feet to a 5/8" iron rod in the Westerly line of County Road No. 90 and the Northeastly corner of said Coats parcel; thence S 8°54'53" W 201.38 feet along said Westerly county road line to a 5/8" iron rod and the South-easterly corner of said Coats parcel; thence S 88°33'18" W 278.20 feet along the South line of said Coats parcel to a 5/8" iron rod; thence N 1°24'18" W 203.53 feet to the true point of beginning.

APPROVALS:

William C. Fildes 9-24-73  
 PLANNING COMMISSION DATE  
Francis L. Ingram 28 Sept 73  
 COUNTY SURVEYOR DATE

- - SET 5/8" I. ROD
- ⊙ - MONUMENTS AS SHOWN
- - FD 5/8" I. ROD



30<sup>th</sup> No. **73-144C9**  
 STATE OF OREGON } ss.  
 COUNTY OF DOUGLAS }  
 I, G. D. Myllenbeck, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed SEP 28 1973 at 3:45 P M and Recorded in Volume 155 of Minor Land Records of Douglas County, Oregon.  
G. D. Myllenbeck  
 County Clerk  
Mary J. Seal  
 Deputy

LOT 22 DOERNER'S ADD'N TO EDEN ORCHARDS

SEE M 31-79

NW COR BOOK 428, PAGE 903

KOCH PARCEL

SANDERS PARCEL

CALDWELL PARCEL

RECOMMEND A BOUNDARY LINE AGREEMENT BE PREPARED THIS LINE OR SURVEYOR OF RECORD BE CONTACTED FOR CORRECTION

SW COR LOT 22 - SEE M 31-79

MAP FILE M 50 - 75

MAP FILE M 50 - 75