

# A Minor Land Partition

in

## LOT 8, EDEN ORCHARDS, SECTION 35, T26S, R7W, W.M. FOR Leonard Langley By BHW Eng. & Surveying Inc. February, 1977 Scale 1"=200'

FILED  
RECEIVED MLL

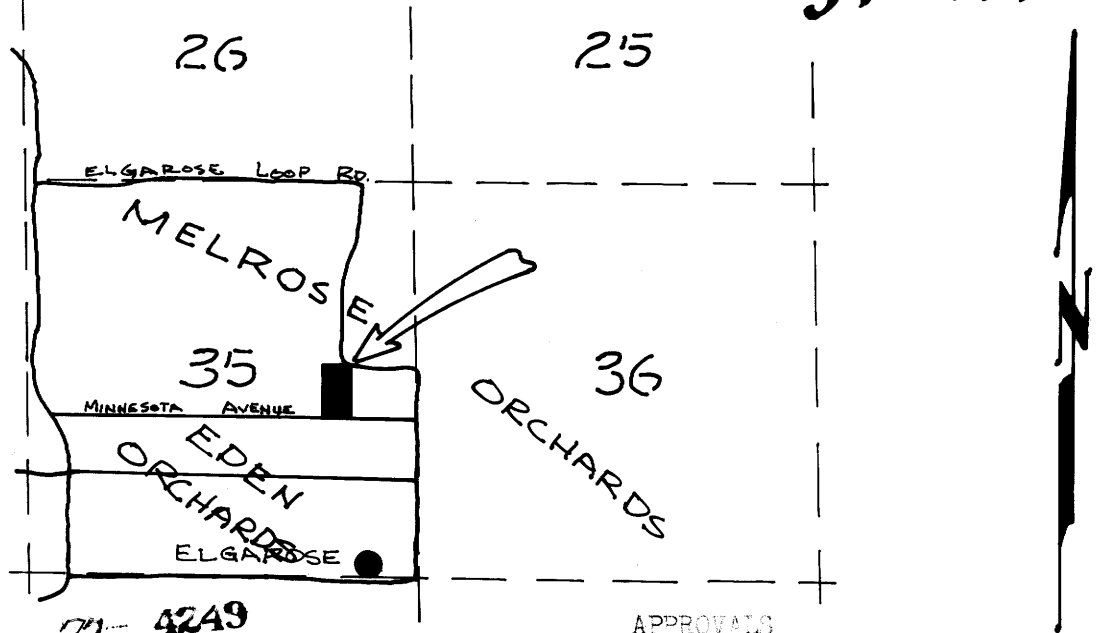
MAR 9 1977

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
M.C.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romans E. Ware*

OREGON  
NOV. 16, 1973  
ROMANS E. WARE  
1005



o - SET 5/8" I. ROD  
• - FD. 5/8" I. ROD  
BEARINGS BASED ON MAP FILE M 60-19  
(SEE ALSO FOR RECORD BEARINGS & DISTANCES).  
WATER BY UMPQUA WATER BASIN.  
SEWAGE BY SEPTIC TANKS

### PARCEL 1

A parcel of land being a portion of Lot 8, EDEN ORCHARDS as recorded in Volume 3, Page 31 in the Plat Records of Douglas County, Oregon, and lying in Section 35, Township 26 South, Range 7 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the north line of the above said Lot 8 from which point the East 1/4 Corner of the above said Section 35 bears N89°57'31"E 989.34 feet; thence along said north line N89°57'31"E 329.96 feet to the northeast corner of said Lot 8; thence along the east line of said Lot 8 S0°05'59"W 1320.89 feet to the southwest corner of said Lot 8; thence along the south line of said Lot 8 S89°41'15"W 330.41 feet; and containing 10.0 acres of land, more or less.

Excepting therefrom that portion of County Road No. 53 right-of-way lying within the above described Parcel No. 1.

### PARCEL 2

A parcel of land being a portion of Lot 8, EDEN ORCHARDS as recorded in Volume 3, Page 31 in the Plat Records of Douglas County, Oregon, and lying in Section 35, Township 26 South, Range 7 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the west line of the above said Lot 8 from which point the East 1/4 Corner of the above said Section 35 bears N53°01'20"E 1654.47 feet; thence N89°41'15"E 330.31 feet to a 5/8" iron rod; thence S0°07'08"W 329.80 feet to the south line of said Lot 8; thence along said south line S89°41'15"W 330.42 feet to the southwest corner of said Lot 8; thence along the above said west line N0°08'16"E 329.80 feet to the point of beginning and containing 2.50 acres of land, more or less.

The above described Parcel 2 is subject to a 25 foot wide non-exclusive easement more particularly described as the westerly 25 feet of said parcel.

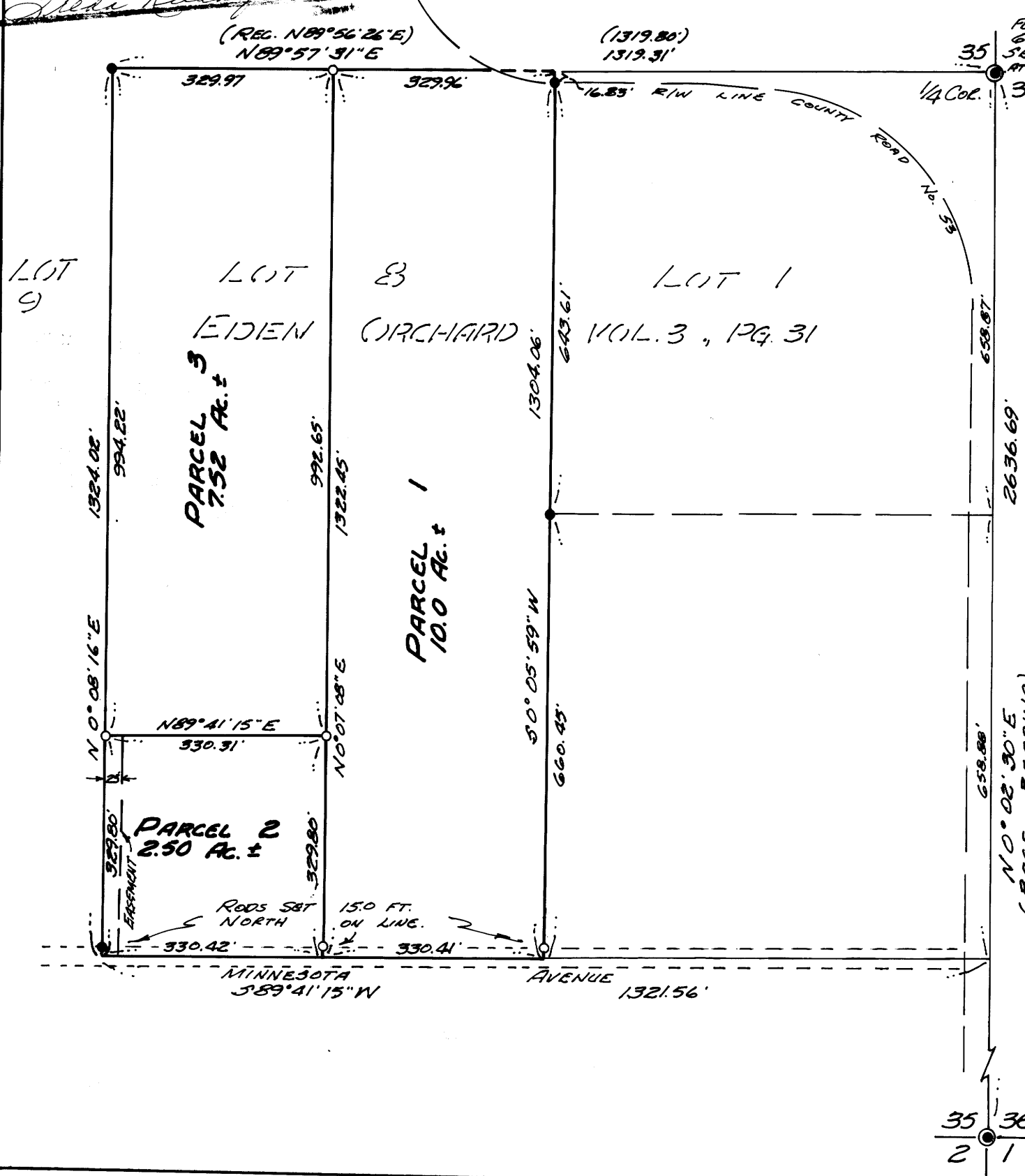
### PARCEL 3

A parcel of land being a portion of Lot 8, EDEN ORCHARDS as recorded in Volume 3, Page 31 in the Plat Records of Douglas County, Oregon, and lying in Section 35, Township 26 South, Range 7 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at the Northwest Corner of the above said Lot 8 from which point the West 1/4 Corner of the above said Section 35 bears N89°57'31"E 1319.31 feet; thence along the north line of said Lot 8 N89°57'31"E 329.97 feet to a 5/8" iron rod; thence S0°07'08"W 992.65 feet to a 5/8" iron rod; thence S89°41'15"W 330.31 feet to a 5/8" iron rod set in the west line of said Lot 8; thence along said west line N0°08'16"E 994.22 feet to the point of beginning and containing 7.52 acres of land, more or less.

Included with the above described Parcel 3 is a 25 foot wide non-exclusive easement, the west line of which is described as beginning at a 5/8" iron rod at the southwest corner of said Parcel 3, from which the West 1/4 Corner of said Section 35 bears N53°01'20"E 1654.47 feet; thence along the west line of the above said Lot 8 S0°08'16"W 329.80 feet to the Southwest Corner thereof and there terminating.

3<sup>rd</sup> pd  
71-4249 APPROVALS  
STATE OF OREGON } Approved this 25 day of FEBRUARY, 1977.  
COUNTY OF DOUGLAS }  
I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of County Records and for said County do hereby certify that within instrument was filed and recorded in Volume 2 of said County Records at Page 291 of Douglas County, Oregon.  
DORIS L. WADSWORTH County Clerk  
*Keith J. Cubic*  
Douglas County Planning Commission  
Approved this 9<sup>TH</sup> day of MARCH, 1977.  
*Francis L. Ingram*  
Douglas County Surveyor



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE