

MINOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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IN SECTION 4, T.27S.R.7W.W.M.

North 1/2 Lot 65 EDEN ORCHARDS

AUGUST 1977

SCALE: 1"=100'

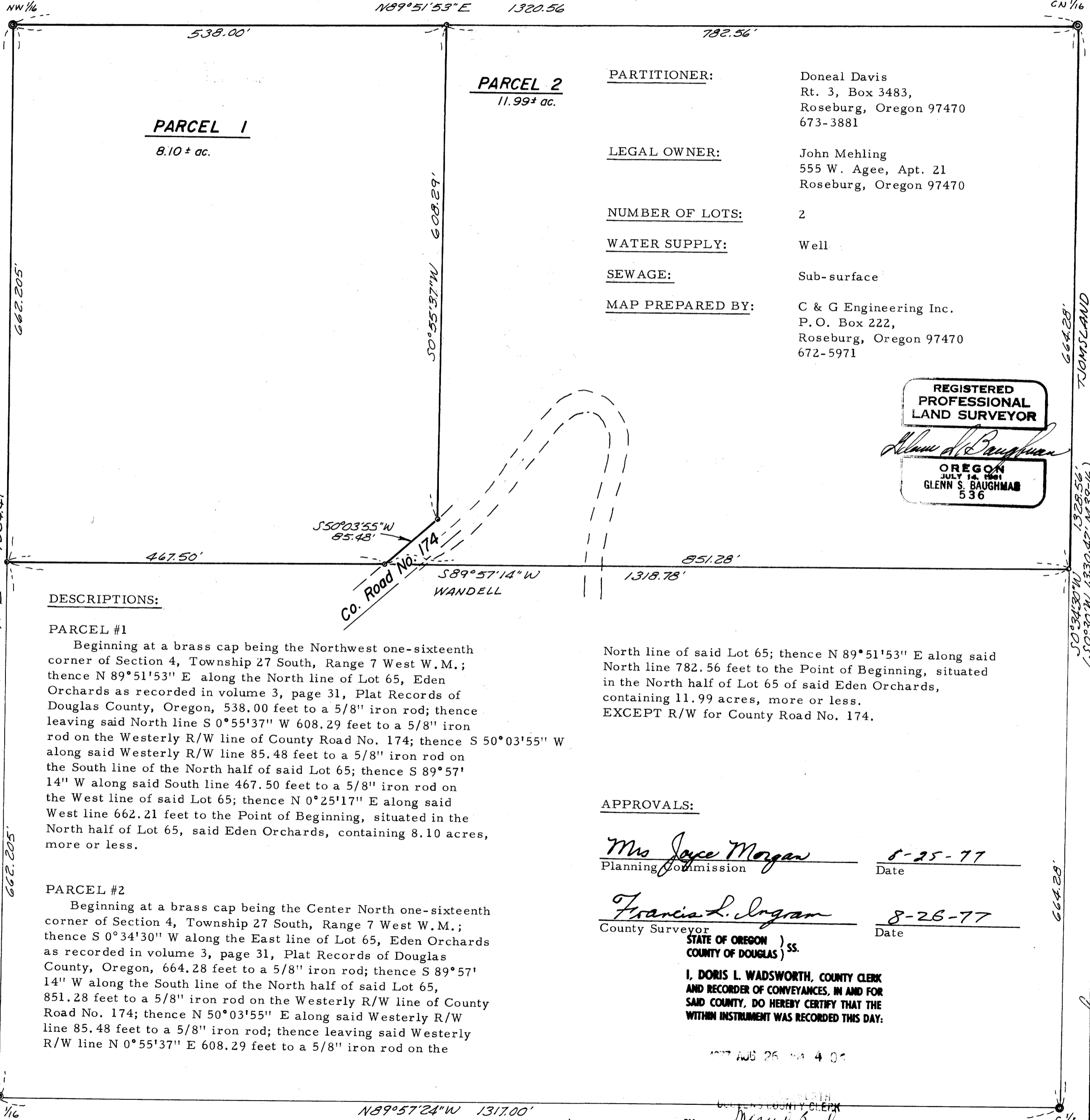
LEGEND

- — Set 5/8" iron rod
- ⊙ — Found Brass cap

AUG 23 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DOUGLAS COUNTY

(N89°45'E 1319.12' M39-16)
N89°51'53"E 1320.56



PARCEL 2
11.99± ac.

PARCEL 1
8.10± ac.

PARTITIONER: Doneal Davis
Rt. 3, Box 3483,
Roseburg, Oregon 97470
673-3881

LEGAL OWNER: John Mehling
555 W. Agee, Apt. 21
Roseburg, Oregon 97470

NUMBER OF LOTS: 2

WATER SUPPLY: Well

SEWAGE: Sub-surface

MAP PREPARED BY: C & G Engineering Inc.
P. O. Box 222,
Roseburg, Oregon 97470
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

DESCRIPTIONS:

PARCEL #1

Beginning at a brass cap being the Northwest one-sixteenth corner of Section 4, Township 27 South, Range 7 West W.M.; thence N 89°51'53" E along the North line of Lot 65, Eden Orchards as recorded in volume 3, page 31, Plat Records of Douglas County, Oregon, 538.00 feet to a 5/8" iron rod; thence leaving said North line S 0°55'37" W 608.29 feet to a 5/8" iron rod on the Westerly R/W line of County Road No. 174; thence S 50°03'55" W along said Westerly R/W line 85.48 feet to a 5/8" iron rod on the South line of the North half of said Lot 65; thence S 89°57'14" W along said South line 467.50 feet to a 5/8" iron rod on the West line of said Lot 65; thence N 0°25'17" E along said West line 662.21 feet to the Point of Beginning, situated in the North half of Lot 65, said Eden Orchards, containing 8.10 acres, more or less.

PARCEL #2

Beginning at a brass cap being the Center North one-sixteenth corner of Section 4, Township 27 South, Range 7 West W.M.; thence S 0°34'30" W along the East line of Lot 65, Eden Orchards as recorded in volume 3, page 31, Plat Records of Douglas County, Oregon, 664.28 feet to a 5/8" iron rod; thence S 89°57'14" W along the South line of the North half of said Lot 65, 851.28 feet to a 5/8" iron rod on the Westerly R/W line of County Road No. 174; thence N 50°03'55" E along said Westerly R/W line 85.48 feet to a 5/8" iron rod; thence leaving said Westerly R/W line N 0°55'37" E 608.29 feet to a 5/8" iron rod on the

North line of said Lot 65; thence N 89°51'53" E along said North line 782.56 feet to the Point of Beginning, situated in the North half of Lot 65 of said Eden Orchards, containing 11.99 acres, more or less.
EXCEPT R/W for County Road No. 174.

APPROVALS:

Mrs Joyce Morgan 8-25-77
Planning Commission Date

Francis L. Ingram 8-26-77
County Surveyor Date

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:

AUG 26 1977 4 01

BY *Marye Seal*
DEPUTY
NO. 71-16394 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

6150.0055

MAP FILE M66-46...

BASIS OF BEARINGS
(N0°25'17"E 1324.19' M39-16)
N0°25'17"E 1324.41'

DOUGLAS COUNTY
BASED ON M39-16

TOM'S LAND
664.28'

S0°34'30"W 1328.56'
S0°30'W 1330.42' M39-16

664.28'

8-3-77

C 1/4

CW 1/6

N89°57'24"W 1317.00'
(N89°58'50"W 1317.18' M39-16)