

L-19 W

DESCRIPTIONS

DO NOT REMOVE FROM OFFICE

A MINOR LAND

Partition

IN SEC. 34, T26S, R7W, W.M.

For: Bob Allen - Rt. 3 Box 3038, ROSEBURG

By: B.H.W. Eng. & Surveying
TERMINAL BUILDING, ROSEBURG AIRPORT

September 1977

Scale = 1" = 200'

FILED
RECEIVED

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

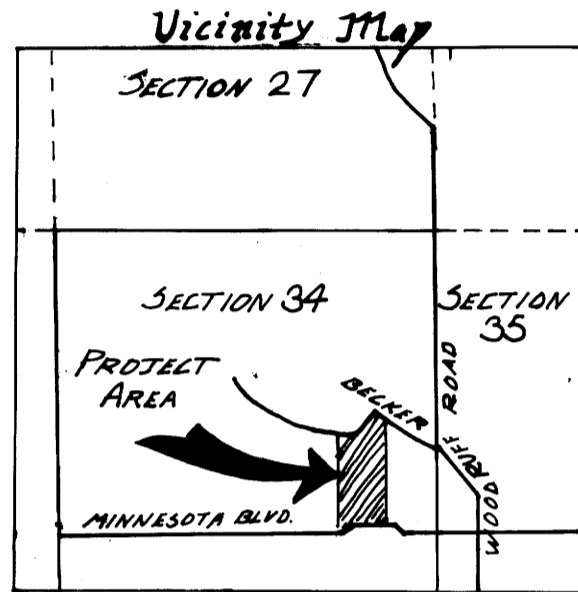
Book 3 Page 93

Parcel 1
A portion of Lot 38, Eden Orchards, as the same is platted in Volume 3, Page 31, in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:
Beginning at a 5/8" iron rod set at the Southeast Corner of the above said Lot 38; thence along the Centerline of Minnesota Boulevard as follows: N 44°40'30" W 65.39 feet to a 5/8" iron rod and N 89°40'30" W 164.00 feet to a 5/8" iron rod; thence N 0°02'15" E 1365.46 feet to a 5/8" iron rod set in the Southerly Line of County Road No. 180; thence along said Southerly Line as follows; along the arc of a 428.66 foot radius curve to the right (the long chord of which bears S 39°34'23" E) 38.81 feet to a 5/8" iron rod and S 36°58'45" E 307.72 feet to a 5/8" iron rod set in the East Line of the above said Lot 38; thence along said East Line S 0°02'15" W 1137.16 feet to the place of beginning and containing 5.95 acres of land more or less excepting therefrom that portion of land lying in the public right-of-way along the North side of the above described centerline of Minnesota Boulevard and containing 0.07 acres of land more or less.

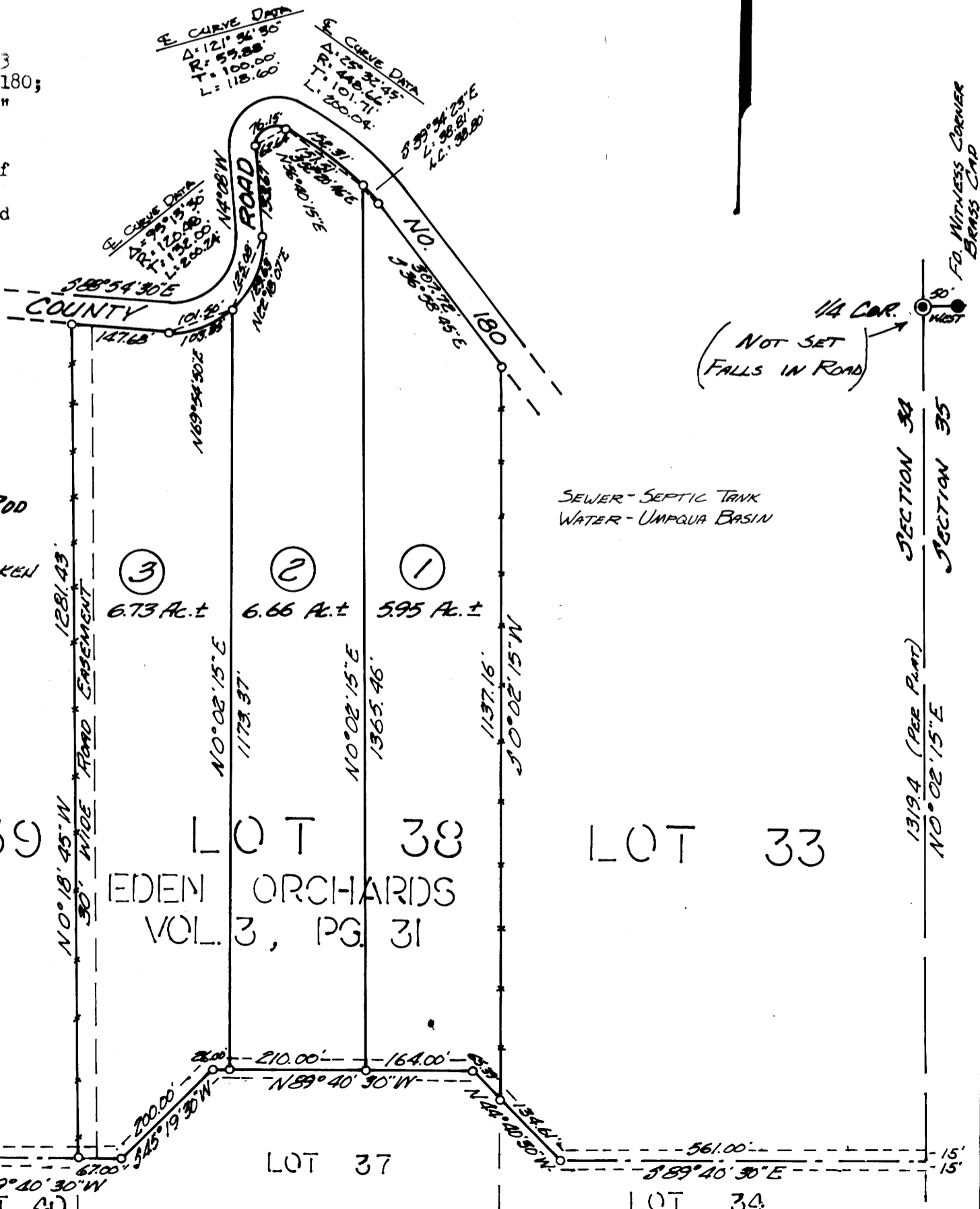
Parcel 2
A portion of Lot 38, Eden Orchards, as the same is platted in Volume 3, Page 31, in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:
Beginning at a 5/8" iron rod set in the Centerline of Minnesota Boulevard, from which point the Southeast Corner of the above said Lot 38 bears S 89°40'30" E 164.00 feet and S 44°40'30" E 65.39 feet; thence along said centerline N 89°40'30" W 210.00 feet to a 5/8" iron rod; thence N 0°02'15" E 1173.37 feet to a 5/8" iron rod set in the South Southerly Line of County Road No. 180; thence along Southerly Line as follows: along the arc of a 140.48 foot radius curve to the left (the long chord of which bears N 22°18'07" E) 129.63 feet to a 5/8" iron rod; N 4°08' W 133.67 feet to a 5/8" iron rod; along the arc of a 35.88 foot radius curve to the right (the long chord of which bears N°56 40'15" E) 76.15 feet to a 5/8" iron rod and along the arc of a 428.66 foot radius curve to the right (the long chord of which bears S 52°20'46" E) 152.31 feet to a 5/8" iron rod; thence S 0°02'15" W 1365.46 feet to the place of beginning and containing 6.66 acres of land more or less excepting therefrom that portion of land lying in the public right-of-way along the North side of the above described Centerline of Minnesota Boulevard and containing 0.07 acres of land more or less.

Parcel 3
A portion of Lot 38, Eden Orchards, as the same is platted in Volume 3, Page 31, in the Plat Records of Douglas County, Oregon, said portion being more particularly described as follows:
Beginning at a 5/8" iron rod set at the Southwest Corner of the above said Lot 38; thence along the West Line of said Lot 38 N 0°18'45" W 1281.43 feet to a 5/8" iron rod set in the South Southerly Line of County Road No. 180; thence along Southerly Line as follows: S 88°54'30" E 147.68 feet to a 5/8" iron rod and along the arc of a 140.48 foot radius curve to the left (the long chord of which bears N 69°54'50" E) 103.85 feet to a 5/8" iron rod; thence S 0°02'15" W 1173.37 feet to a 5/8" iron rod set in the Centerline of Minnesota Boulevard; thence along centerline as follows: N 89°40'30" W 26.00 feet to a 5/8" iron rod; S 45°19'30" W 200.00 feet to a 5/8" iron rod and N 89°40'30" W 67.00 feet to the place of beginning and containing 6.73 acres of land, more or less excepting therefrom that portion of land lying in the public right-of-way along the North side of the above described Centerline of Minnesota Boulevard and containing 0.10 acres of land, more or less.

The above described parcel of land is subject to a road easement, 30 feet in width, the west line of easement being described as follows:
Beginning at the Southwest Corner of the above said Lot 38; thence along the West Line of said Lot 38, N 0°18'45" W 1281.43 feet to the Southerly Line of County Road No. 180.



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:
1977 OCT 5 PM 4 41
DOUGLAS COUNTY CLERK
BY: [Signature]
NO. 17-19379 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS



APPROVALS
Approved this 30 day of Sept., 1977.
Keith L. Cubic
Douglas Co. Planning Comm.

Approved this 5th day of Oct., 1977.
Francis L. Ingram
Douglas County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
ROMANSO E. WARE
1005

o = DENOTES SET 5/8" IRON ROD
BEARINGS BASED ON SOLAR OBSERVATION TAKEN SEPT. 12, 1977.

MINNESOTA BOULEVARD
30' WIDTH

1/4 COR. NOT SET FALLS IN ROAD

SEWER - SEPTIC TANK
WATER - UMPQUA BASIN

FO. WITNESS CORNER
BURNS C&P