

TWINOR LAND PARTITION

A PORTION LOT 8, EDEN ORCHARDS, SEC. 35

T. 26S., R. 7W., W.M.

owners & partitioners ~ Leonard and Rose Langley

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED 7
RECEIVED LC

JUN 23 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

water supply ~ Umpqua Water Basin
sewage disposal ~ Septic

3 Parcels

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:

1978 JUN 23 PM 3 06

BY: *Mary J. [Signature]*
DEPUTY
NO. 78-1278 FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

Parcel Descriptions

Parcel A

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, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod on the northerly 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 running N89°57'31"E 329.96 feet to the Northeast Corner of said Lot 8; thence S0°05'59"W 660.44 feet along the easterly line of said Lot 8 to a 5/8" iron rod; thence leaving the easterly line of said Lot 8 S89°19'47"W 330.20 feet to a 5/8" iron rod; thence NO°07'08"E 664.05 feet to the point of beginning.

Excepting therefrom that portion of said Lot 8 lying within County Road No. 15. Containing 5.0 acres of land, more or less.

Subject to a non-exclusive easement, 25 feet in width being more particularly described as the North 25 feet of the Easterly 1/2 of the above said Lot 8.

Parcel B

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, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the East 1/4 Corner of the above said Section 35 bears NO°07'08"E 664.05 feet and N89°57'31"E 989.34 feet; thence running N89°19'47"E 165.23 feet to a 5/8" iron rod; thence S0°06'33"W 659.43 feet to a point on the south line of said Lot 8; thence along the south line of said Lot 8 S89°41'15"W 165.34 feet to a point; thence leaving the south line of said Lot 8 NO°07'08"E 658.40 feet to the point of beginning and containing 2.50 acres of land, more or less.

Parcel C

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, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly line of the above said Lot 8 from which point the East 1/4 Corner of the above said Section 35 bears NO°05'59"E 660.44 feet and N89°57'31"E 659.38 feet; thence running S0°05'59"W 660.45 feet along the easterly line of said Lot 8 to the southeasterly corner thereof; thence along the southerly line of said Lot 8 S89°41'15"W 165.07 feet; thence leaving the southerly line of said Lot 8 NO°06'33"E 659.43 feet to a 5/8" iron rod; thence N89°19'47"E 164.97 feet to the point of beginning and containing 2.50 acres of land, more or less.

APPROVALS

Keith A. Cubie
Douglas County Planning Comm. 6/2/78
Date

Francis L. [Signature]
Douglas County Surveyor 6-23-78
Date

NOTE: Maintenance of Minnesota Boulevard is presently the responsibility of the owners and users of the abutting properties.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

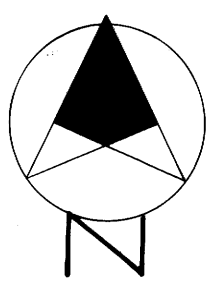
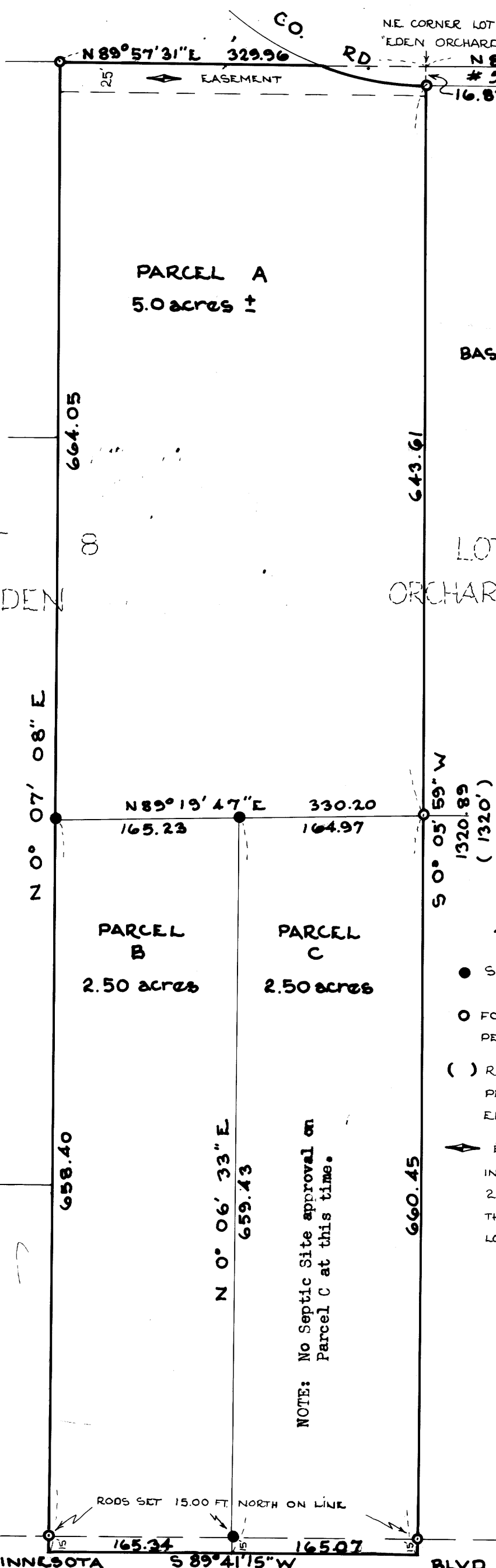
Romanso E. Ware

OREGON
NOV 19, 1973
ROMANSO E. WARE
1003

B.H.W. ENG. & SURVEYING INC.
1205 SE. COURT. ROSEBURG, OREGON.

673-0165

APRIL 1978



BASED ON M 63-29
SCALE 1"=100'

LEGEND

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD PER M 63-29
- () RECORD DISTANCE PER PLAT OF EDEN ORCHARDS
- ← EASEMENT FOR INGRESS AND EGRESS 25 FEET WIDE TO THE WEST 1/2 OF LOT 8, EDEN ORCHARDS

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