

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION

IN LOT 8, EDEN ORCHARDS, SECTION 35,
TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILL. MER.

FILED ✓
RECEIVED JH

JUL 7 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
78

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romans E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

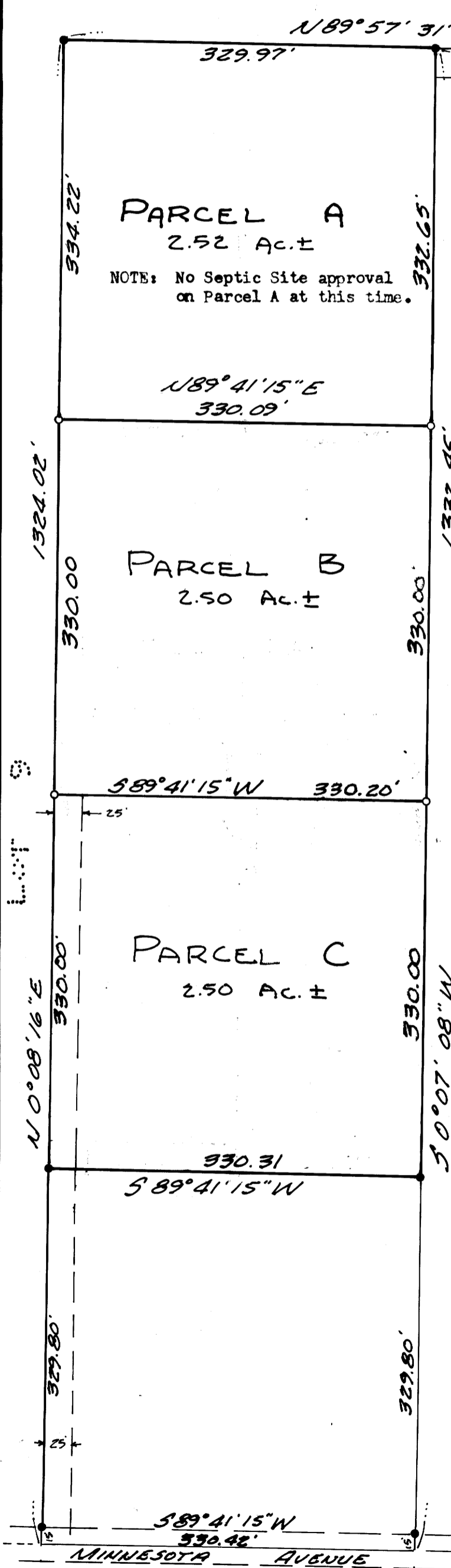
PARTITIONER:
LEONARD & ROSE LANGLEY
1042 S.E. JACKSON
ROSEBURG, OREGON
PH. 673-4761

SURVEYOR:
BHW ENG. & SURVEYING
1205 S.E. COURT ST.
ROSEBURG, OREGON
PH. 673-0165

SCALE: 1" = 100'

JUNE, 1978

WATER BY UMPQUA WATER BASIN
SEWER BY SEPTIC TANK
3 Parcels



DESCRIPTION

Parcel A

A parcel of land being a portion of the west 1/2 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 East 1/4 Corner 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 332.65 feet to a 5/8" iron rod; thence S89°41'15"W 330.09 feet to a 5/8" iron rod in the west line of said Lot 8; thence along said west line N0°08'16"E 334.22 feet to the point of beginning and containing 2.52 acres of land, more or less.

Included with the above described parcel of land is a non-exclusive easement, 25 feet in width being more particularly described as the north 25 feet of the East 1/2 of the above said Lot 8.

Parcel B

A parcel of land being a portion of the west 1/2 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 on the west line of the above said Lot 8 from which the East 1/4 Corner of the above said Section 35 bears N0°08'16"E 334.22 feet and N89°57'31"E 1319.31 feet; thence along said west line S0°08'16"W 330.00 feet to a 5/8" iron rod; thence N89°41'15"E 330.20 feet to a 5/8" iron rod; thence N0°07'08"E 330.00 feet to a 5/8" iron rod; thence S89°41'15"W 330.09 feet to the point of beginning and containing 2.50 acres of land, more or less.

Included with the above described parcel of land is a 25 foot wide non-exclusive easement the west line of which is more particularly described as 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 N0°08'16"E 994.22 feet and N89°57'31"E 1319.31 feet; thence along said west line of Lot 8 S0°08'16"W 644.80 feet to the northerly line of Minnesota Avenue and there terminating.

Parcel C

A parcel of land being a portion of the west 1/2 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 on the West Line of the above said Lot 8 from which the East 1/4 Corner of the above said Section 35 bears N0°08'16"E 994.22 feet and N89°57'31"E 1319.31 feet; thence along said West Line S0°08'16"W 330.00 feet to a 5/8" iron rod; thence S89°41'15"W 330.20 feet to a 5/8" iron rod; thence N0°07'08"E 330.00 feet to a 5/8" iron rod; thence N89°41'15"E 330.31 feet to the point of beginning and containing 2.50 acres of land, more or less.

Included with the above described parcel of land is a 25 foot wide non-exclusive easement the west line of which is more particularly described as beginning at a 5/8" iron rod on the west line of the above said Lot 8 from which point the East 1/4 Corner of the above said Section 35 bears N0°08'16"E 994.22 feet and N89°57'31"E 1319.31 feet; thence along said West Line S0°08'16"W 329.80 feet to Minnesota Avenue and there terminating.

Also, the above described parcel of land is subject to a 25 foot wide easement being the westerly 25 feet of said described parcel.

APPROVALS

Keith L. Cubie
Douglas County Planning Commission

6/2/78
Date

Francis L. Longman
Douglas County Surveyor

7-7-78
Date

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

STATE OF OREGON)
COUNTY OF DOUGLAS)

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 JUL 7 AM 9 05

BY: *Mary J. Beal*
COUNTY CLERK

DOUGLAS COUNTY OFFICIAL RECORDS

BK-3-19-235