

A MINOR LAND PARTITION IN LOT 7, EDEN ORCHARDS  
SECTION 35, T26S, R7W, W.M.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1/4 COR. SECTION 35 SECTION 36

FILED  
RECEIVED JHH  
JUL 21 1978

PARTIONER:  
LAURANCE PETERSON  
1671 S.W. FAIRHILL DRIVE  
ROSEBURG, OREGON

SURVEYOR:  
BAW ENG. & SURVEYING  
1205 S.E. COURT ST.  
ROSEBURG, OREGON

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

JULY, 1978

SCALE: 1" = 100'

WATER BY UMPQUA WATER BASIN.  
SEWER BY SEPTIC TANK.

o — Set 5/8" I. Rod  
• — Fd. 5/8" I. Rod

DESCRIPTIONS

PARCEL 1

A parcel of land being a portion of Lot 7, "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 point on the centerline of Minnesota Boulevard from which point the Southeast Corner of the above said Section 35 bears N89°42'46"E 659.96 feet and S0°02'30"W 1318.06 feet; thence along the East Line of the above said Lot 7 S0°01'04"W 382.17 feet to a 5/8" iron rod; thence S89°42'46"W 284.84 feet to a 5/8" iron rod; thence North 382.16 feet to the above said centerline; thence N89°42'46"E 284.96 feet to the point of beginning and containing 2.5 acres of land, more or less.

Excepting therefrom that portion lying within Minnesota Boulevard as platted.

PARCEL 2

A parcel of land being a portion of Lot 7, "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 point on the centerline of Minnesota Boulevard from which point the Southeast Corner of the above said Section 35 bears N89°42'46"E 969.92 feet and S0°02'30"W 1318.06 feet; thence South 311.14 feet to a 5/8" iron rod; thence S89°42'46"W 349.97 feet to a 5/8" iron rod in the West Line of the above said Lot 7; thence along said West Line N0°00'17"W 311.14 feet to the above said centerline; thence along said centerline N89°42'46"E 350.00 feet to the point of beginning and containing 2.5 acres of land, more or less.

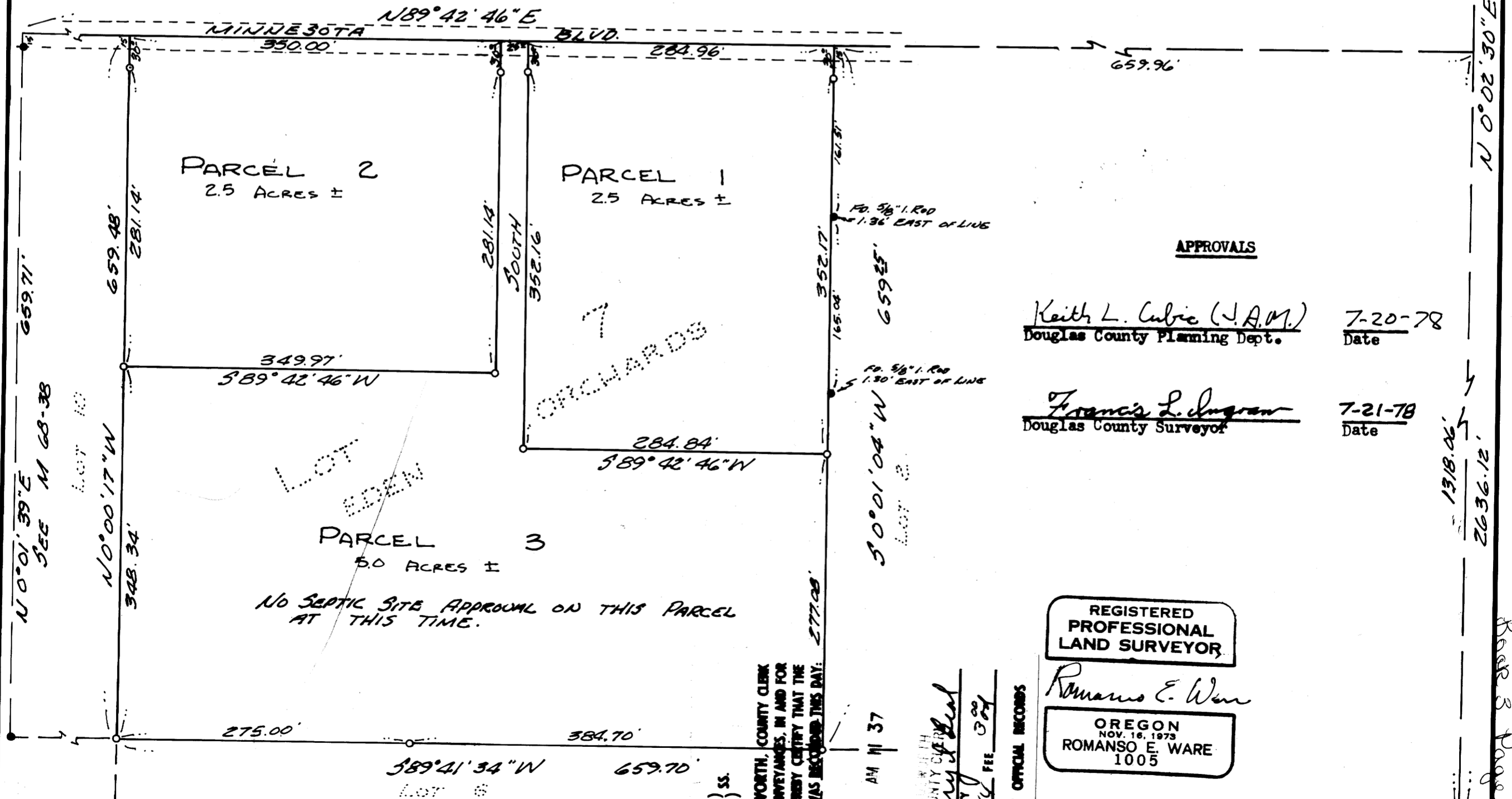
Excepting therefrom that portion lying within Minnesota Boulevard as platted.

PARCEL 3

A parcel of land being a portion of Lot 7, "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 point on the centerline of Minnesota Boulevard from which point the Southeast Corner of the above said Section 35 bears N89°42'46"E 944.92 feet and S0°02'30"W 1318.06 feet; thence South 382.16 feet to a 5/8" iron rod; thence N89°42'46"E 284.84 feet to a 5/8" iron rod in the East Line of the above said Lot 7; thence along said East Line S0°01'04"W 277.08 feet to a 5/8" iron rod at the Southeast Corner of said Lot 7; thence along the South Line of said Lot 7 S89°41'34"W 659.70 feet to a 5/8" iron rod at the Southwest Corner of said Lot 7; thence along the West Line of said Lot 7 N0°00'17"W 348.34 feet to a 5/8" iron rod; thence N89°42'46"E 349.97 feet to a 5/8" iron rod; thence North 311.14 feet to the above said centerline; thence along said centerline N89°42'46"E 25.00 feet to the point of beginning and containing 5.0 acres of land, more or less.

Excepting therefrom that portion lying within Minnesota Boulevard as platted.

MAINTENANCE OF MINNESOTA BLVD. IS PRESENTLY THE  
RESPONSIBILITY OF THE OWNERS & USERS OF THE  
ADJUTING PROPERTIES.



APPROVALS

Keith L. Cubie (J.A.M.)  
Douglas County Planning Dept. 7-20-78  
Date

Francis L. Ingram  
Douglas County Surveyor 7-21-78  
Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romano E. Ware  
OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, DOUGLAS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY: 277.08  
1978 JUL 21 AM 11 37  
BY: Mary J. Beal  
DEPUTY COUNTY CLERK  
No. 78-14140 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS

FD. BOAT  
SPIKE  
W.C. A. BRASS  
CAP 45 FT. EAST.

M72-18

BASE BEARING PER M 63-29

Base & Page 247