

MINOR LAND PARTITIONING

S. 1/2 of Lot 1, EDEN ORCHARDS

Sec. 35, T26S, R7W, W.M.

June, 1978

Scale: 1"=100'

LEGEND

STATE OF OREGON ) ss.  
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:

- Found 5/8" Iron Rod
- Set 1/2" x 30" Iron Rod

1978 AUG 14 AM 9 24

DORIS L. WADSWORTH  
COUNTY CLERK

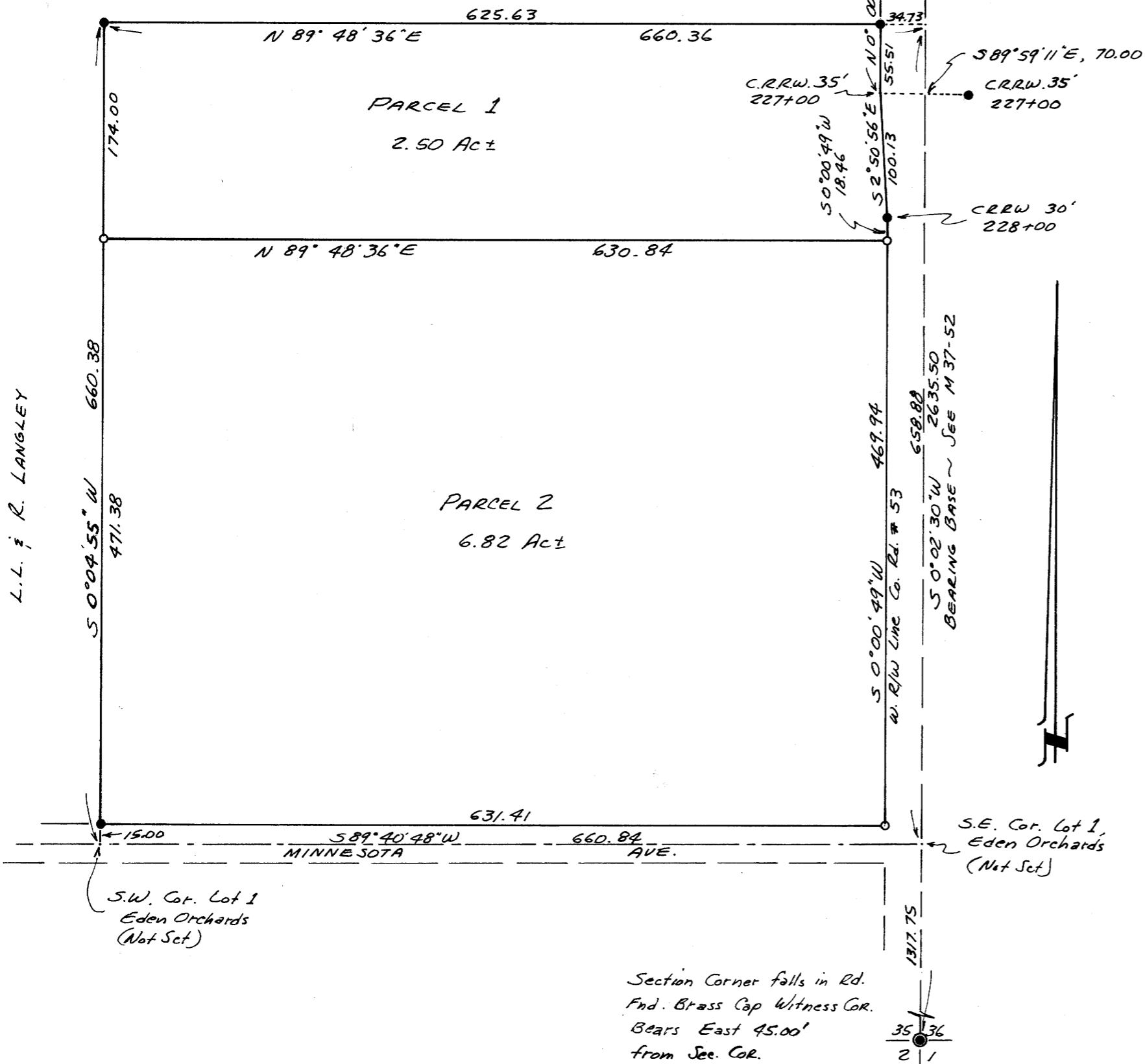
BY Mary L Seal  
DEPUTY  
NO. 78-15559 FEE 3.00

A.D. & A.T. REBER

DOUGLAS COUNTY OFFICIAL RECORDS

1/4 Cor. falls in Rd.  
Fnd. Brass Cap Witness  
Cor. bears N 0° 02' 30" E  
60.00 ft. from 1/4 Cor.

C.R.R.W. 223+35.51 Pt.



PARTITIONERS: Bruce and Tanya LaPorte  
Route 3, Box 3150  
Roseburg, OR. 97470  
Phone: 672-3986

FILED  
RECEIVED

AUG 14 1978

LEGAL OWNER OF RECORD: Carl L. Johnson  
Route 3, Box 3225  
Roseburg, OR. 97470

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

TB

TOTAL NUMBER OF LOTS: two

WATER SUPPLY: Umpqua Basin Water Assoc.

SEWER: Septic system

MAP PREPARED BY: Victor M. McLind, Surveyor  
1016 1/2 S. Main  
Milton-Freewater, OR. 97862  
Phone: 938-7519

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Victor M. McLind

OREGON  
JULY 17, 1970  
VICTOR M. MCLIND  
934

LEGAL DESCRIPTION:

Parcel 1

A portion of the south one-half of Lot 1 of Eden Orchards as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of the south one-half of said Lot 1, from which the southwest corner of said Lot 1 bears S 0° 04' 55" W 660.38 feet; thence from said point of beginning S 0° 04' 55" W along the west line of said Lot 1 a distance of 174.00 feet to a 1/2" iron rod; thence N 89° 48' 36" E, parallel to the north line of the south one-half of said Lot 1, a distance of 630.84 feet to a 1/2" iron rod on the westerly right-of-way line of County Road No. 53; thence N 0° 00' 49" E 18.46 feet along said right-of-way line to a 5/8" iron rod opposite centerline 228+00; thence N 2° 50' 56" W 100.13 feet along said right-of-way line to a point opposite centerline station 227+00; thence N 0° 00' 49" E 55.51 feet along said right-of-way line to a 5/8" iron rod on the north line of the south one-half of said Lot 1; thence S 89° 48' 36" W 625.63 feet along said north line to the point of beginning, containing 2.50 acres of land, more or less, all in Section 35, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

Parcel 2

A portion of the south one-half of Lot 1 of Eden Orchards as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, said portion being more particularly described as follows:

Beginning at a 1/2" iron rod on the west line of said Lot 1, from which the northwest corner of the south one-half of said Lot 1 bears N 0° 04' 55" E 174.00 feet, also from which point of beginning the southwest corner of said Lot 1 bears S 0° 04' 55" W 486.38 feet; thence from said point of beginning N 89° 48' 36" E, parallel to the north line of the south one-half of said Lot 1, a distance of 630.84 feet to a 1/2" iron rod on the westerly right-of-way line of County Road No. 53; thence S 0° 00' 49" W 469.94 feet along said right-of-way line to a 1/2" iron rod lying 15.00 feet northerly of the south line of said Lot 1; thence S 89° 40' 48" W, parallel to the south line of said Lot 1, a distance of 631.41 feet to a 5/8" iron rod, from which the southwest corner of said Lot 1 bears S 0° 04' 55" W 15.00 feet; thence N 0° 04' 55" E 471.38 feet along the west line of said Lot 1 to the point of beginning, containing 6.82 acres of land, more or less, all in Section 35, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon;

APPROVALS: Keith L. Cubic

8/11/78

PLANNING DIRECTOR

DATE

Francis L. Ingram

8-14-78

COUNTY SURVEYOR

DATE

M 72-48