

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Bk. 4 Pg 32

A MINOR LAND PARTITION IN EDEN ORCHARDS - LOT 45  
all in  
SEC. 34, T26S R7W WM

FOR: MARY ANN BERNHARDT

BY: BRUCE R. ROGERS, N. W. CALKINS RD., ROSEBURG, OR 97470

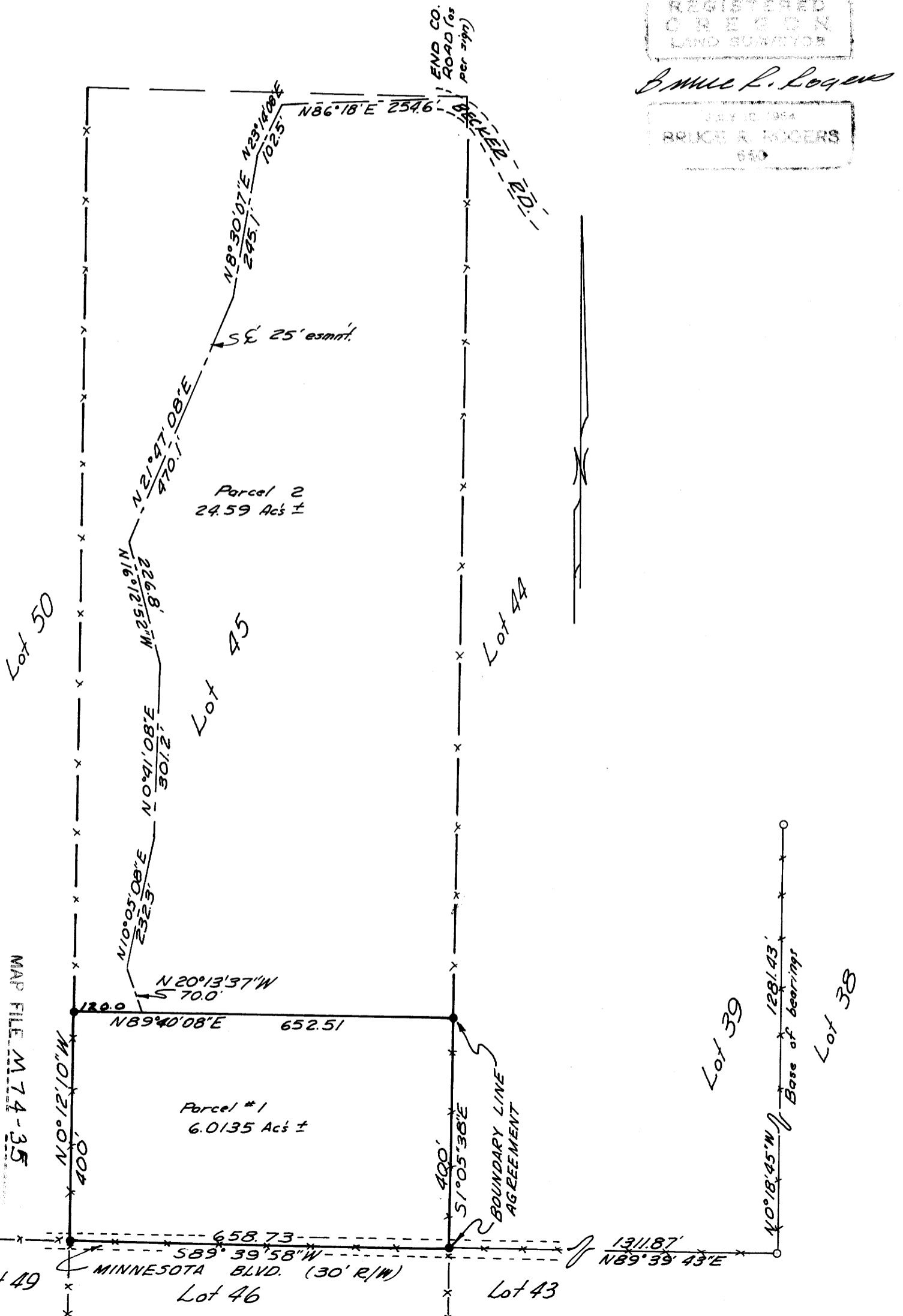
November 18, 1978

Scale 1" = 200'

Bearings based on the west line of Lot 38, Eden Orchards, N 0°18'45"W as per Minor Land Partition M 67-7.

Denotes Set 5/8" Iron Rod ●

Denotes Found 5/8" Iron Rod ○



REGISTERED  
OREGON  
LAND SURVEYOR

Bruce R. Rogers

JUL 12 1954  
BRUCE R. ROGERS  
650

APPROVALS

APPROVED Keith L. Cubic  
Douglas County Planning Commission

11/22/78, 1978

APPROVED Francis L. Ingram  
Douglas County Surveyor

11-22-78, 1978

PARCEL #1

A part of Lot 45, Eden Orchards, beginning at a 5/8" iron rod set in the center-line of Minnesota Blvd. from which point the S. W. corner of Lot 38, Eden Orchards, as the same is plat- ted in Volume 3, Page 31, Plat Records, Douglas County, Oregon, bears N 89°39'43"E 1,311.87 feet (record East 1320.00'), said point of beginning being set in the intersection of a North-South, East-West fence intersection of Lots 43, 44, 45, & 46 said Eden Orchards; thence S 89°39'58"W along the center-line of said Minnesota Blvd. & the south line of Lot 45 said Eden Orchards 658.73' to the S.W. corner of said Lot 45; thence N 0°12'10"W along the West line of said Lot 45 400.00'; thence N 89°40'08"E 652.51' to a point on the East line of said Lot 45 as said line was agreed to by Mr. Bob Allen & Mary Ann Bernhardt; thence S 1°05'38"E along said line 400.00' to the point of beginning & containing 6.0135 acres more or less.

Together with a 25' easement for ingress and egress, the center-line of which is describ- ed as follows:

Beginning at a point on the North line of Parcel No. 1, from which point the N. W. corner of said Parcel bears S 89°40'08"W 120.00 feet; thence N 20°13'37"W 70.0 feet; thence N 10°05'08"E 232.3'; thence N 0°41'08"E 301.2 feet; thence N 16°12'52"W 226.8 feet; thence N 21°47'08"E 470.1 feet; thence N 8°30'07"E 245.1 feet; thence N 23°14'08"E 102.5 feet & N 86°18'E 254.6 feet to a point in Becker County Road.

PARCEL #2

The remainder of Lot 45, Eden Orchards, as said Plat is recorded in Volume 3, Page 31, Plat Records, Douglas County, Oregon and containing 24.59 acres of land more or less.

WATER: WELLS  
SEWER: SEPTIC TANKS

FILED  
RECEIVED J.H.H.

NOV 20 1978

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

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 NOV 22 AM 4 38

BY Mary J. Seal  
DEPUTY

NO. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

78-21763

MAP FILE M 74-35

MAP FILE M 74-35