

MINOR LAND PARTITION
IN FIRST ADDITION TO EDEN ORCHARDS
LOTS 28 & 29, SEC 2 & 3, T27S, R7W,
WM, DOUGLAS, COUNTY, OREGON
APRIL 1979

Bk. 5 pg. 60

FILED
RECEIVED JWH

COUNTY SURVEYOR
DOUGLAS COUNTY

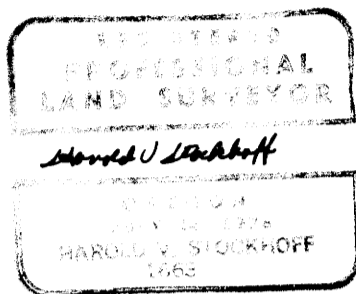
M 77 - 43

PARTITIONER
HARRY F. & MARIA M. EGBERT
3104 JOHNS AVE.
KLAMATH FALLS, ORE. 97601
Ph. 884-8176

MAP PREPARED BY
HAROLD V. STOCKHOFF L.S.
1074 N.E. KNOLL
ROSEBURG, ORE. 97470
PH. 673-3929

UTILITIES
UMPQUA BASIN WATER ASSOC.
SEPTIC SYSTEM

No. OF LOTS - 2



LEGEND

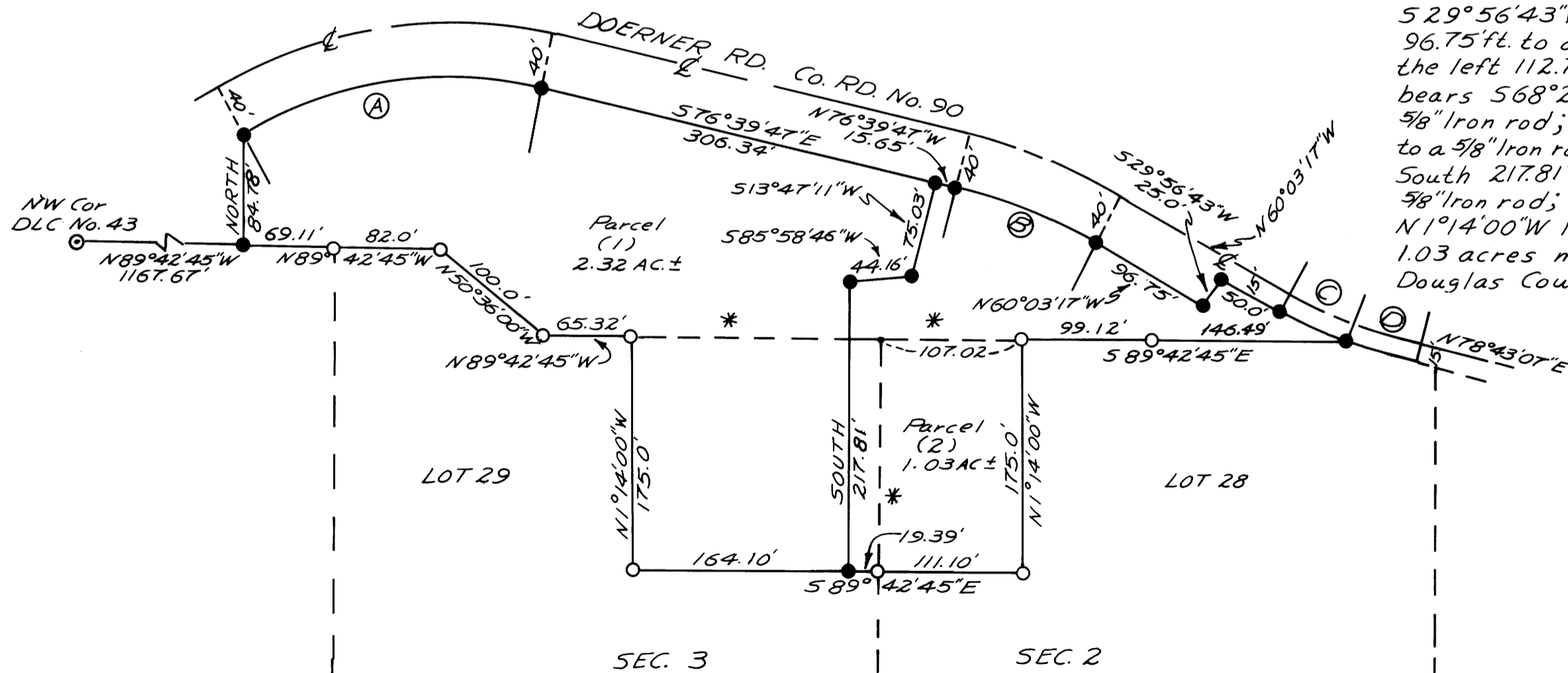
- Set 5/8" Iron rod
- Fd. 5/8" Iron rod

CURVE DATA

- | | |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <p>(A) Δ = 46°27'38"
R = 290.06'
LC = 228.82' - N80°06'24"E
L = 235.21'</p> | <p>(B) Δ = 16°36'30"
R = 388.80'
LC = 112.31' - N68°21'32"W
L = 112.70'</p> |
| <p>(C) Δ = 9°38'43"
R = 342.20'
LC = 56.55' - N64°47'38"W
L = 57.61'</p> | <p>(D) Δ = 9°01'07"
R = 342.20'
LC = 53.81'
L = 53.86'</p> |

SCALE 1" = 100'

BASE OF BEARING NORTH
LINE OF LOT 28, 29 FIRST
ADDITION TO EDEN ORCHARDS
SEE M40-33



Parcel 1

Beginning at the N.W. Cor. Lot 29 First Addition to Eden Orchard, said Cor. being a 5/8" Iron rod; Thence N89°42'45"W 69.11'ft. to a 5/8" Iron rod; Thence North 84.78'ft. to a 5/8" Iron rod located on the Southerly R/W line of Douglas County Road No. 90 (Doerner Rd.); Thence along a 290.06'ft. Radius curve to the right 235.21'ft. to a 5/8" Iron rod, (from which the long chord bears S80°06'24"W 228.82'ft.); Thence S76°39'47"E 306.34'ft. to a 5/8" Iron rod; Thence leaving said R/W line S13°47'11"W 75.03'ft. to a 5/8" Iron rod; Thence S85°58'46"W 44.16'ft. to a 5/8" Iron rod; Thence South 217.81'ft. to a 5/8" Iron rod; Thence N89°42'45"W 164.10'ft. to a 5/8" Iron rod; Thence N1°14'00"W 175.00'ft. to a 5/8" Iron rod; Thence N89°42'45"W 65.32'ft. to a 5/8" Iron rod; Thence N50°36'00"W 100.00'ft. to a 5/8" Iron rod; Thence N89°42'45"W 82.00'ft. to the point of beginning and containing 2.32 acres more or less. All situated in Sec. 2, & Sec. 3, T27S, R7W, W.M. Douglas County, Oregon.

Parcel 2

Beginning at a 5/8" Iron rod on the North line of Lot 28, First Addition to Eden Orchard, from which the N.W. Cor. of said lot bears N89°42'45"W 107.02'ft.; Thence S89°42'45"E 99.12'ft. to a 5/8" Iron rod; Thence S89°42'45"E 146.49'ft. to a 5/8" Iron rod located on the Southerly R/W line of Douglas County Road No. 90 (Doerner Rd.) Thence along a 342.20'ft. Radius curve to the right 57.61'ft. to a 5/8" Iron rod, (from which the long chord bears S64°47'38"E 56.55'ft.); Thence N60°03'17"W 50.00'ft. to a 5/8" Iron rod; Thence S29°56'43"W 25.00'ft. to a 5/8" Iron rod; Thence N60°03'17"W 96.75'ft. to a 5/8" Iron rod; Thence along a 388.80'ft. Radius curve to the left 112.70'ft. to a 5/8" Iron rod, (from which the long chord bears S68°21'32"E 112.31'ft.); Thence N76°39'47"W 15.65'ft. to a 5/8" Iron rod; Thence leaving said R/W line S13°47'11"W 75.03'ft. to a 5/8" Iron rod; Thence S85°58'46"W 44.16'ft. to a 5/8" Iron rod; Thence South 217.81'ft. to a 5/8" Iron rod; Thence S89°42'45"E 19.39'ft. to a 5/8" Iron rod; Thence S89°42'45"E 111.10'ft. to a 5/8" Iron rod; Thence N1°14'00"W 175.00'ft. to the point of beginning and containing 1.03 acres more or less. All situated in Sec. 2, T27S, R7W, W.M. Douglas County, Oregon.

APPROVALS

Keith L. Cubie
Planning Commission

5/30/79
Date

Francis L. Ingram
County Surveyor

STATE OF OREGON }
COUNTY OF DOUGLAS } SS. 5-31-79
Date

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:

MAY 31 11 54

Note
* Lot lines vacated
Instrument No.

vol. 69 pg. 627

79-08702

BY *Mary J. Seal*
DEPUTY
No. *300*
DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M.77 - 43