

# A Minor Land Partition in Lot 7, "EDEN ORCHARDS" SE 1/4, Section 35, T26S, R7W, W.M.

**PARTITIONER:**  
LAURANCE PETERSON  
1671 S.W. FAIRHILL DR.  
ROSEBURG, ORE. 97470

**SURVEYOR:**  
BLW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, ORE. 97470

SCALE: 1" = 100'  
JANUARY 1980  
BASE BEARING PER M72-18  
SEWER: SEPTIC TANK  
WATER: UMFQUA WATER BASIN

**DESCRIPTIONS:**

PARCEL ONE

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 5/8" iron rod from which point the Southeast Corner of the above said Section 35 bears S 43°12'17" E 1415.88 feet; thence S 12°07'56" W 356.58 feet to a 5/8" iron rod in the South Line of the above said Lot 7; thence along said South Line S 89°41'34" W 275.00 feet to a 5/8" iron rod at the Southwest Corner of said Lot 7; thence along the West Line of said Lot 7 N 0°00'17" W 348.34 feet to a 5/8" iron rod; thence leaving said West Line and running N 89°42'46" E 349.97 feet to the point of beginning and containing 2.5 acres of land, more or less.

Included with the above-described Parcel One is a roadway easement more fully described below.

PARCEL TWO

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 N 89°42'46" E 944.92 feet and S 0°02'30" W 1318.06 feet; thence South 382.16 feet to a 5/8" iron rod; thence N 89°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 S 0°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 S 89°41'34" W 384.70 feet to a 5/8" iron rod; thence leaving said South Line and running N 12°07'56" E 356.58 feet to a 5/8" iron rod; thence North 311.14 feet to the above said centerline; thence along said centerline N 89°42'46" E 25.00 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.

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.

PARCEL TWO (continued)

The above-described Parcel Two is subject to a roadway easement more fully described below.

ROADWAY EASEMENT

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 N 89°42'46" E 944.92 feet and S 0°02'30" W 1318.06 feet; thence South 382.16 feet to a 5/8" iron rod; thence S 43°00'00" W 72.49 feet; thence N 12°07'56" E 124.94 feet to a 5/8" iron rod; thence North 311.14 feet to the above said centerline; thence along said centerline N 89°42'46" E 25.00 feet to the point of beginning.

FILED &  
RECEIVED *BS*  
FEB 1 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

APPROVALS:

*Keith L. Cubic*

Douglas County Planning Dept.

*1/31/80*

Date

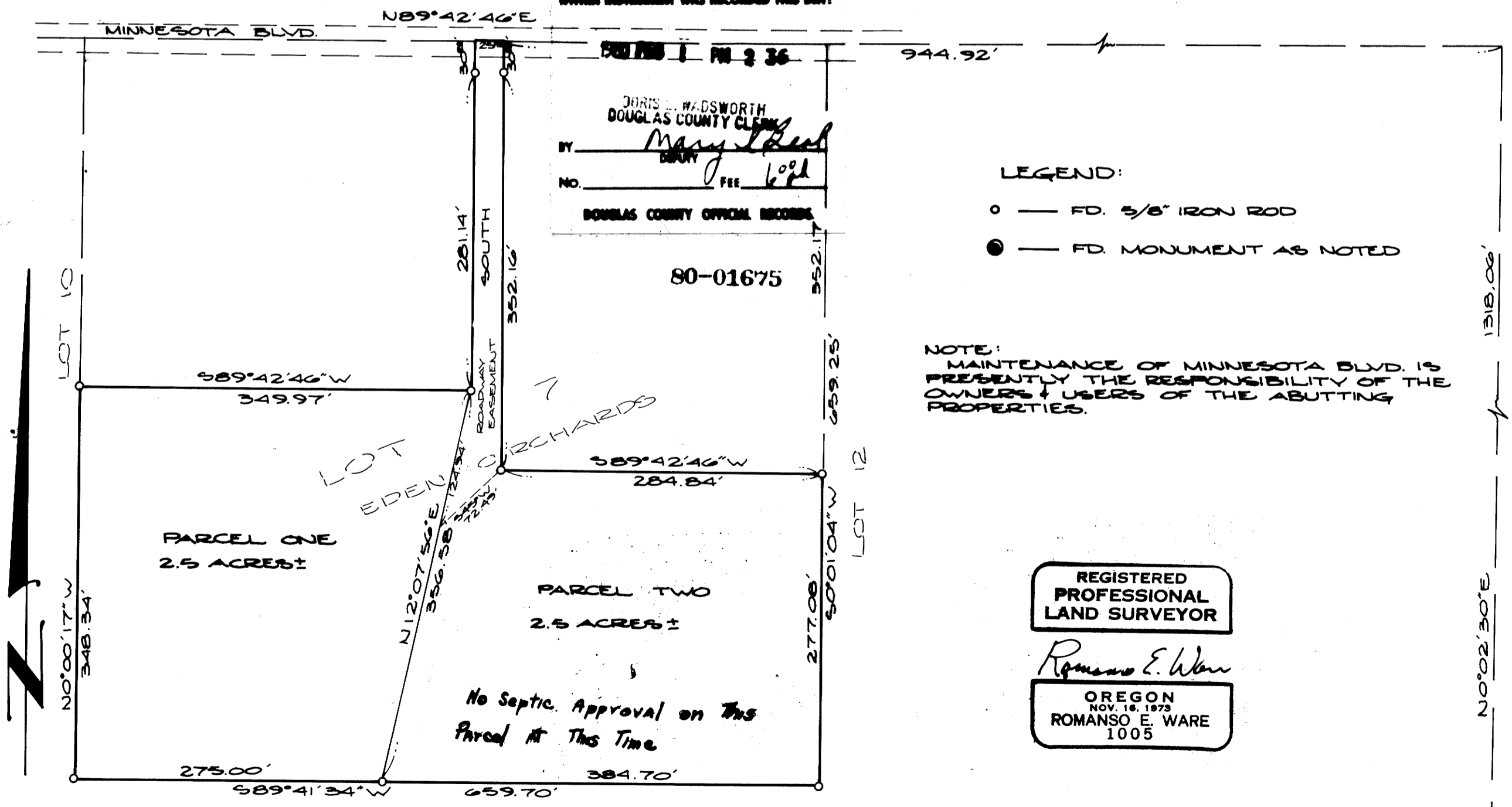
*Francis L. Ingram*

Douglas County Surveyor

*2-1-80*

Date

LOT 8



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romano E. Ware*  
OREGON  
NOV. 18, 1973  
ROMANSO E. WARE  
1005

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

*35-2-80*