

# A Minor Land Partition

in Lot 8, EDENBOWER ORCHARD TRACTS,  
lying in SW 1/4, Section 1, T27S, R6W, W.M.

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE

FILED

RECEIVED JMW

MAY 6 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
H.S.

APRIL 1980

PARTITIONER & OWNER:

CHESTER E. SWENSON  
3312 N.W. BROAD ST.  
ROSEBURG, OREGON

SURVEYOR:

BHW ENGINEERING & SURVEYING  
1205 S.E. COURT  
ROSEBURG, OREGON

### PARCEL 1

A parcel of land being a portion of Lot 8, "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the North Line of that Parcel 1 described in Volume 2, Page 290 in the Minor Land Partition Records of Douglas County, Oregon from which point the West 1/4 Corner of the above said Section 1 bears N 89°18'40" W 1354.62 feet; thence along said North Line S 89°18'40" E 90.00 feet to a 5/8" iron rod; thence S 0°00'40" W 100.00 feet to a 5/8" iron rod in the Northerly Line of "TRUST SUBDIVISION" as recorded in Volume 15, Page 78 in the Plat Records of Douglas County, Oregon; thence along said Northerly Line N 89°18'40" W 90.00 feet to a 5/8" iron rod; thence N 0°00'40" E 100.00 feet to the point of beginning and containing 0.21 acres of land, more or less.

The southerly 25 feet of the above described Parcel is subject to an access easement.

### PARCEL 2

A parcel of land being a portion of Lot 8, "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the North Line of that Parcel 1 described in Volume 2, Page 290 in the Minor Land Partition Records of Douglas County, Oregon from which point the West 1/4 Corner of the above said Section 1 bears N 89°18'40" W 1264.62 feet; thence along said North Line S 89°18'40" E 90.00 feet to a 5/8" iron rod; thence S 0°00'40" W 100.00 feet to a 5/8" iron rod in the Northerly Line of "TRUST SUBDIVISION" as recorded in Volume 15, Page 78 in the Plat Records of Douglas County, Oregon; thence along said Northerly Line N 89°18'40" W 90.00 feet to a 5/8" iron rod; thence N 0°00'40" E 100.00 feet to the point of beginning and containing 0.21 acres of land, more or less.

The southerly 25 feet of the above described Parcel is subject to an access easement.

Included with the above described Parcel is an easement, 25 feet in width, the southerly line of which is more particularly described as follows:

Beginning at the Southeast Corner of the above described Parcel from which point the West 1/4 Corner of Section 1, Township 27 South, Range 6 West, Willamette Meridian bears N 0°00'40" E 100.00 feet and N 89°18'40" W 1354.62 feet; thence along said Southerly Line S 89°18'40" E 90.00 feet to the West Line of Broad Street and there terminating.

### PARCEL 3

A parcel of land being a portion of Lot 8, "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon and lying in Section 1, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the North Line of that Parcel 1 described in Volume 2, Page 290 in the Minor Land Partition Records of Douglas County, Oregon from which point the West 1/4 Corner of the above said Section 1 bears N 89°18'40" W 744.62 feet; thence along said North Line S 89°18'40" E 520.00 feet; thence S 0°00'40" W 100.00 feet to a 5/8" iron rod in the South Line of said Parcel 1; thence along said South Line N 89°18'40" W 520.00 feet to a 5/8" iron rod; thence N 0°00'40" E 100.00 feet to the point of beginning and containing 1.19 acres of land, more or less.

Included with the above described Parcel is an easement, 25 feet in width, the Southerly Line of which is more particularly described as follows:

Beginning at the Southeast Corner of the above described Parcel from which point the West 1/4 Corner of Section 1, Township 27 South, Range 6 West, Willamette Meridian bears N 0°00'40" E 100.00 feet and N 89°18'40" W 1264.62 feet; thence along said Southerly Line S 89°18'40" E 180.00 feet to the West Line of Broad Street and there terminating.

WATER: CITY OF ROSEBURG

SEWER: N. ROSEBURG SAN. DISTRICT

### NARRATIVE:

EQUIPMENT USED - LEITZ THEODOLITE & MAC I.E. EDM.  
FOR BASE BEARING AND RECORD MEASUREMENTS,  
SEE M 63-17.

### APPROVALS:

*Keith L. Cubic*

5/6/80

PLANNING DEPARTMENT

DATE

*Francis L. Logan*

5-6-80

COUNTY SURVEYOR

DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

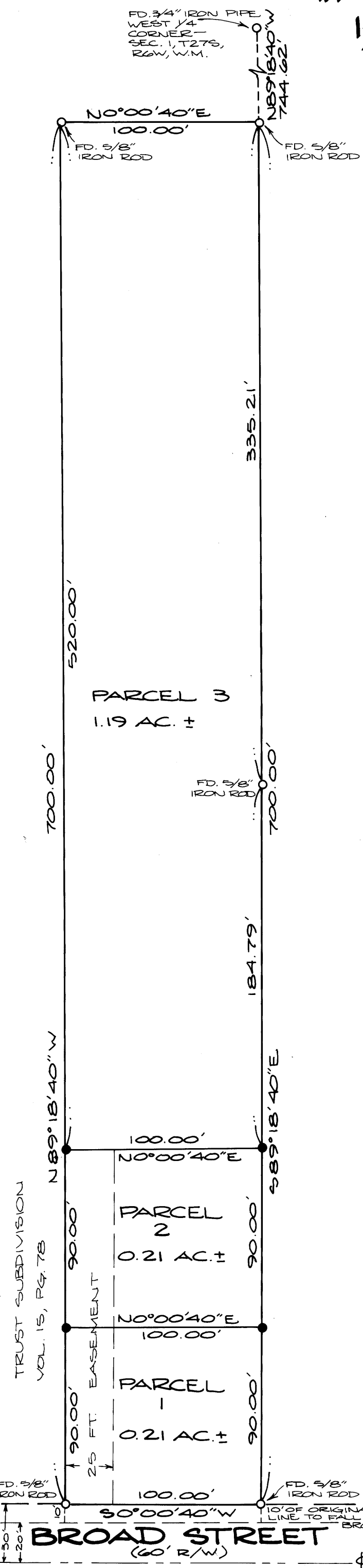
*Romanos E. Ware*  
OREGON  
NOV. 16, 1973  
ROMANOS E. WARE  
1005

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.  
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 6 1980

*Mary J. Deal*  
COUNTY CLERK  
DEPUTY

FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS



- LEGEND:
- - SET 5/8" IRON ROD
  - - FOUND MONUMENT AS NOTED

80-06460

82-6-89-59