

MINOR LAND PARTITION

IN S.E. 1/4 SECTION 35, T26S, R7W, W.M., DOUGLAS COUNTY, OREGON

JUNE 1980

SCALE 1" = 100'

PARTITIONER: Glenn L. & Geraldine L. Hash  
4546 Elgarose Rd.  
Roseburg, Oregon 97470 672-1303

LEGAL OWNER: Glenn L. & Geraldine L. Hash  
4546 Elgarose Rd.  
Roseburg, Oregon 97470 672-1303

NUMBER OF LOTS: 3

SEWER: Parcel #1: Has been examined by DEQ and a soil scientist and found to be unsuitable for a conventional septic tank system, however, it was stated that alternate sand filter system could be installed.

Parcel #2: Has an existing septic tank and drain field system.

Parcel #3: Does not have, nor has it been examined for, septic approval.

WATER: Umpqua Basin Water Association, Inc.

NARRATIVE:

The purpose of this survey is to divide Lot #14 Eden Orchards (a platted subdivision of Douglas County, Oregon, said Lot #14 containing 9.21 acres more or less into three parcels. Parcel #1 containing 2.512 acres, parcel #2 containing 4.195 acres and parcel #3 containing 2.503 acres.

Tentative approval for this partitioning was granted by the Douglas County Planning Commission (Planning Department File #78-213).

The southerly boundary of the parcel described in Douglas County SURVEYORS MAP #M68-44 was selected to establish the base of bearings as that line is also the northerly boundary of Lot #14 Eden Orchards. The southerly and westerly boundaries of said Lot #14 were established from monuments found along the northerly and easterly right of way line of Elgarose Road, Douglas County Number 53.

DESCRIPTIONS:

Parcel No. 1

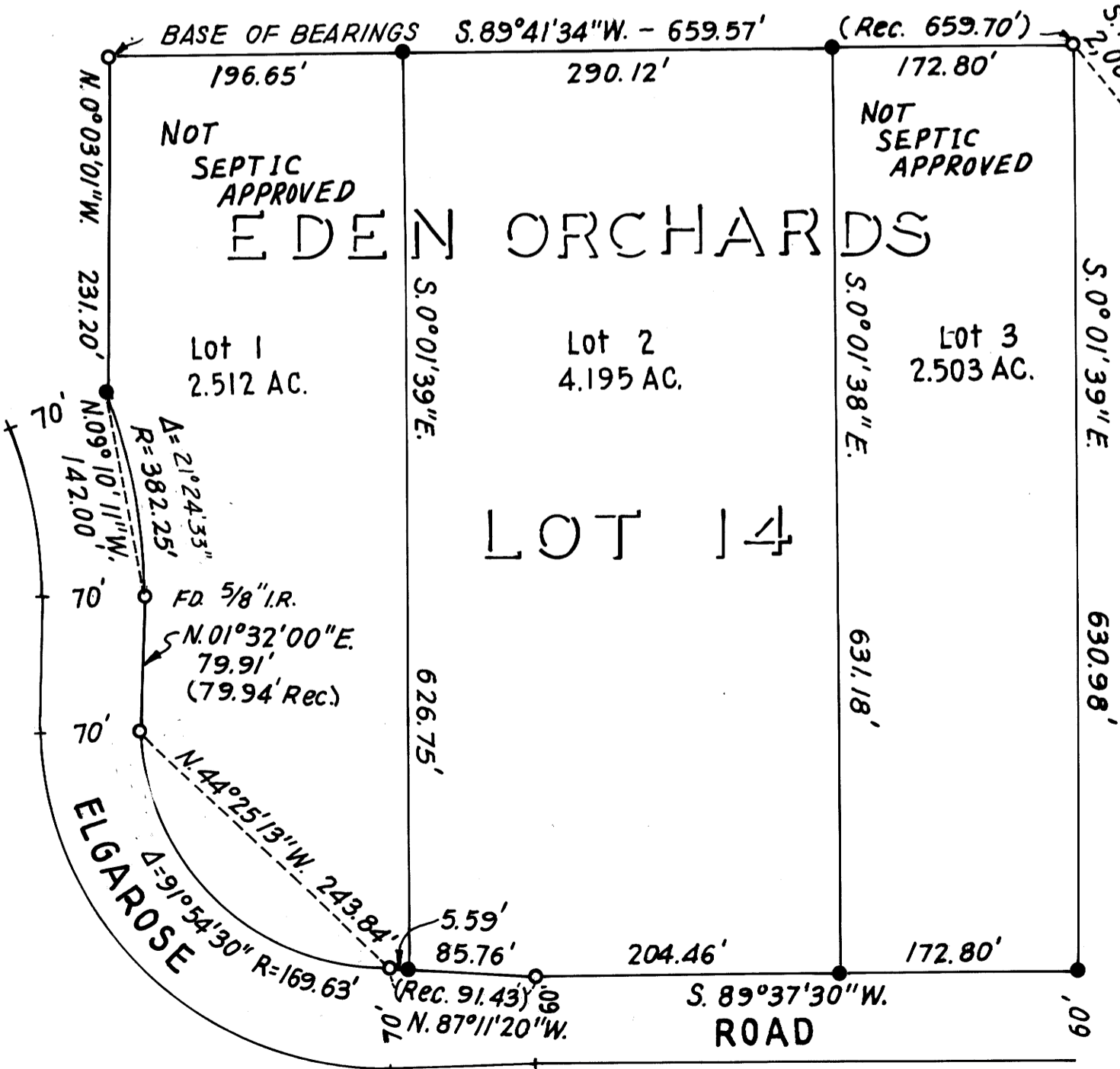
Beginning at a 5/8" iron rod, said point being the southeast corner of Lot #15, Eden Orchards, a platted subdivision of Douglas County, Oregon, as recorded in Book 3 on page 31 of the Douglas County Clerk's Records, and the northeast corner of Lot #14 of said Eden Orchards plat, from which the section corner common to sections 1 & 2, T27S, R7W, W.M. and sections 35 & 36, T26S, R7W, W.M., bears S 71°05'18" E 2082.13 feet; thence S 89°41'34" W 462.92 feet to 5/8" iron rod, the true point of beginning; thence S 89°41'34" W 196.65 feet to a 5/8" iron rod, said point being the northwest corner of Lot #14 Eden Orchards and the southwest corner of Lot #15 Eden Orchards; thence S 0°03'01" E 231.20 feet to a 5/8" iron rod, said point being a point on the easterly right of way line of Douglas County Elgarose Rd. #53; thence along the arc of a 382.25 foot radius curve to the right, the long chord of which bears S 92°10'11" E 142.00 feet to a 5/8" iron rod said point also being a point on the easterly right of way of said rd.; thence S 1°32'00" W 79.91 feet to a 5/8" iron rod, said rod also being on the easterly right of way line of said Rd.; thence along the arc of a 169.63 foot radius curve to the left, the long chord of which bears S 44°25'13" E 243.84 feet to a 5/8" iron rod on the northerly right of way line of said Rd.; thence S 87°11'20" E 5.59 feet to a 5/8" iron rod on the northerly right of way line of said Rd.; thence N 0°01'39" W 626.75 feet to the true point of beginning. Said parcel containing 2.512 acres more or less. Above described property subject to existing public utilities easements.

Parcel No. 2

Beginning at a 5/8" iron rod, said point being the southeast corner of Lot #15 Eden Orchards, a platted subdivision of Douglas County, Oregon, as recorded in Book 3, on page 31, of the Douglas County Clerk's Records, and the northeast corner of Lot #14 of said Eden Orchards plat which bears S 71°05'18" E 2082.13 feet to the section corner common to sections 1 & 2 T27S, R7W, W.M. and sections 35 & 36, T26S, R7W, W.M.; thence S 89°41'34" W 172.80 feet to the true point of beginning; thence S 89°41'34" W 290.12 feet to a 5/8" iron rod; thence S 0°01'39" E 626.75 feet to a 5/8" iron rod, said iron rod being a point on the northerly right of way line of Elgarose Road, Douglas County Rd. #53; thence S 87°11'20" E 85.76 feet to a 5/8" iron rod, said point also being on the northerly R/W line of said Rd.; thence N 89°37'30" E 204.46 feet to a 5/8" iron rod, said rod being on the northerly R/W of said Rd.; thence N 0°01'38" W 631.18 feet to the true point of beginning. Said parcel containing 4.195 acres, more or less. Above described property subject to existing public utilities easements.

Parcel No. 3

Beginning at a 5/8" iron rod, said rod being the southeast corner of Lot #15 Eden Orchards, a platted subdivision of Douglas County, Oregon, and the northeast corner of Lot #14 of said Eden Orchards plat as recorded in Book 3, on page 31, of the Douglas County Clerk's Records from which the corner common to sections 1 & 2 T27S, R7W, W.M., and sections 35 & 36, T26S, R7W, W.M., bears S 71°05'18" E 2082.13 feet; thence S 89°41'34" W 172.80 feet to a 5/8" iron rod; thence S 0°01'38" E 631.18 feet to a 5/8" iron rod, said rod being a point on the northerly right of way line of Elgarose Road, Douglas County Rd. #53; thence N 89°37'30" E 172.80 feet to a 5/8" iron rod, said rod also being a point on the northerly R/W line of said Rd.; thence N 0°01'39" W 630.98 feet to the point of beginning. Said parcel containing 2.503 acres more or less. Above described property subject to existing public utility easements.



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James F. Gosson*  
JAMES F. GOSSON  
1198

SURVEYED BY  
JAMES F. GOSSON  
1348 COURT ST.  
Ph. 672-8384  
ROSEBURG, OR.

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:

- Legend
- Set 5/8" Iron Rod
- FD 5/8" Iron Rod

APPROVALS:

*Keith L. Cubie*  
PLANNING COMMISSION

*Francis L. Ingram*  
COUNTY SURVEYOR

BY *Mary Bell*  
NO. 6/5/80 DATE  
DOUGLAS COUNTY OFFICIAL RECORDS

6-12-80  
DATE

89-0411

6-12-80  
75