

AUG 6 1980

50-1074

A MAJOR LAND PARTITION in N1/2, Sec. 2, Township 27 South, Range 7 West, Willamette Meridian -
A portion of Lot 13, "EDEN ORCHARDS" and a portion of Lots A and B, "FIRST ADDITION TO EDEN ORCHARDS"

DESCRIPTIONS:

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER:
Charles Beauchamp and David Koteen
Star Route Box 182
UMPUA OR 97486
Phone: 459-3122

SURVEYOR: **I. DONIS L. WADSWORTH, COUNTY CLERK**
BHW Engineering & Surveying, Inc. and for
1205 Southeast
ROSEBURG OR
Phone: 673-0165

PARCEL ONE:

A parcel of land lying in Section 2, Township 27 South, Range 7 West, Willamette Meridian, said parcel being a portion of Lot 13, "EDEN ORCHARDS," as recorded in Volume 3, Page 31 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 78-18675 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of Elgarose Road, from which the Northeast Corner of Section 2, Township 27 South, Range 7 West, Willamette Meridian bears North 36.64 feet and East 2537.86 feet; thence along said southerly right-of-way line the following courses: along the arc of a 239.63 foot radius curve to the left (the long chord of which bears S 81°10'53" E 91.32 feet) 91.88 feet to a 5/8" iron rod, N 86°32'40" E 91.39 feet to a 5/8" iron rod and N 89°38'27" E 146.90 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line and running South 1085.81 feet to a 5/8" iron rod; thence West 430.69 feet to a 5/8" iron rod in a fenceline; thence along said fenceline N 0°40'04" E 815.08 feet to a 5/8" iron rod; thence leaving said fenceline and running N 89°40'23" E 90.55 feet to a 5/8" iron rod; thence N 0°28'04" E 277.84 feet to the point of beginning and containing 10.00 acres of land, more or less.

The above-described Parcel One is subject to a roadway easement more particularly described below.

PARCEL TWO:

A parcel of land lying in Section 2, Township 27 South, Range 7 West, Willamette Meridian, said parcel being a portion of Lot B, "FIRST ADDITION TO EDEN ORCHARDS" and Lot 13, "EDEN ORCHARDS," as recorded in Volume 4, Page 66 and Volume 3, Page 31, respectively, in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 78-18675 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in a fenceline from which point the Northeast Corner of Section 2, Township 27 South, Range 7 West, Willamette Meridian bears North 1130.01 feet and East 2640.18 feet; thence East 168.20 feet to a 5/8" iron rod; thence S 0°11'25" W 1204.24 feet to a 5/8" iron rod in the South Line of the above said property described in Instrument No. 78-18675; thence along said South Line N 89°42'40" W 441.16 feet to a 5/8" iron rod; thence along the above said westerly line N 0°00'17" W 850.00 feet to a 5/8" iron rod in the northerly line of the above said Lot B; thence along said northerly line S 89°42'40" E 267.54 feet to a 5/8" iron rod; thence N 2°36'19" E 106.61 feet to a 5/8" iron rod in a fenceline; thence along said fenceline N 1°04'45" E 246.90 feet to the point of beginning and containing 10.03 acres of land, more or less.

Included with the above-described Parcel Two is a roadway easement more particularly described below.

PARCEL THREE:

A parcel of land lying in Section 2, Township 27 South, Range 7 West, Willamette Meridian, said parcel being a portion of Lots A and B, "FIRST ADDITION TO EDEN ORCHARDS" and Lot 13, "EDEN ORCHARDS," as recorded in Volume 4, Page 66 and Volume 3, Page 31, respectively, in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 78-18675 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly right-of-way line of Elgarose Road, from which the Northeast Corner of Section 2, Township 27 South, Range 7 West, Willamette Meridian bears North 42.76 feet and East 1978.51 feet; thence along the easterly line of the above said Lot 13 S 0°27'44" W 1443.99 feet to a 5/8" iron rod in the northerly line of the above said Lot A; thence along said northerly line S 89°42'40" E 97.94 feet to a 5/8" iron rod in the easterly line of the above said described property recorded in Instrument No. 78-18675; thence along said easterly line S 0°00'17" E 850.00 feet to a 5/8" iron rod at the Southeast Corner of the above said described property recorded in Instrument No. 78-18675; thence along the south line of the said described property recorded in Instrument No. 78-18675 N 89°42'40" W 583.84 feet to a 5/8" iron rod; thence N 0°11'25" E 1204.24 feet to a 5/8" iron rod; thence East 262.49 feet to a 5/8" iron rod; thence North 1085.81 feet to a 5/8" iron rod in the above said southerly right-of-way line; thence along said southerly right-of-way line N 89°38'27" E 230.98 feet to the point of beginning and containing 20.96 acres of land, more or less.

ROADWAY EASEMENT:

Beginning at a 5/8" iron rod in the southerly right-of-way line of Elgarose Road, from which point the Northeast Corner of Section 2, Township 27 South, Range 7 West, Willamette Meridian bears North 36.64 feet and East 2537.86 feet; thence along said southerly right-of-way line as follows: along the arc of a 239.63 foot radius curve to the left (the long chord of which bears S 81°10'53" E 91.32 feet) 91.88 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line and running S 45° W 78.93 feet to a 5/8" iron rod; thence S 0°28'04" W 243.02 feet to a 5/8" iron rod; thence S 45° W 142.57 feet to a 5/8" iron rod; thence S 0°28'04" W 679.75 feet to a 5/8" iron rod; thence West 28.40 feet to a 5/8" iron rod in a fenceline; thence along said fenceline N 0°40'04" E 815.08 feet to a 5/8" iron rod; thence leaving said fenceline and running N 89°40'23" E 90.55 feet to a 5/8" iron rod; thence N 0°28'04" E 277.84 feet to the point of beginning, all lying in Section 2, Township 27 South, Range 7 West Willamette Meridian.

APPROVALS:

(Planning Dept.) *Keith L. Cubic*

(County Surveyor) *Gregory E. Zuehl, DEPUTY* DATE: *6/16/80*

DATE:

6/16/80

8-6-80

C.S. File *58/154*

Map File *M84-70*

REGISTERED PROFESSIONAL LAND SURVEYOR

Romano E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

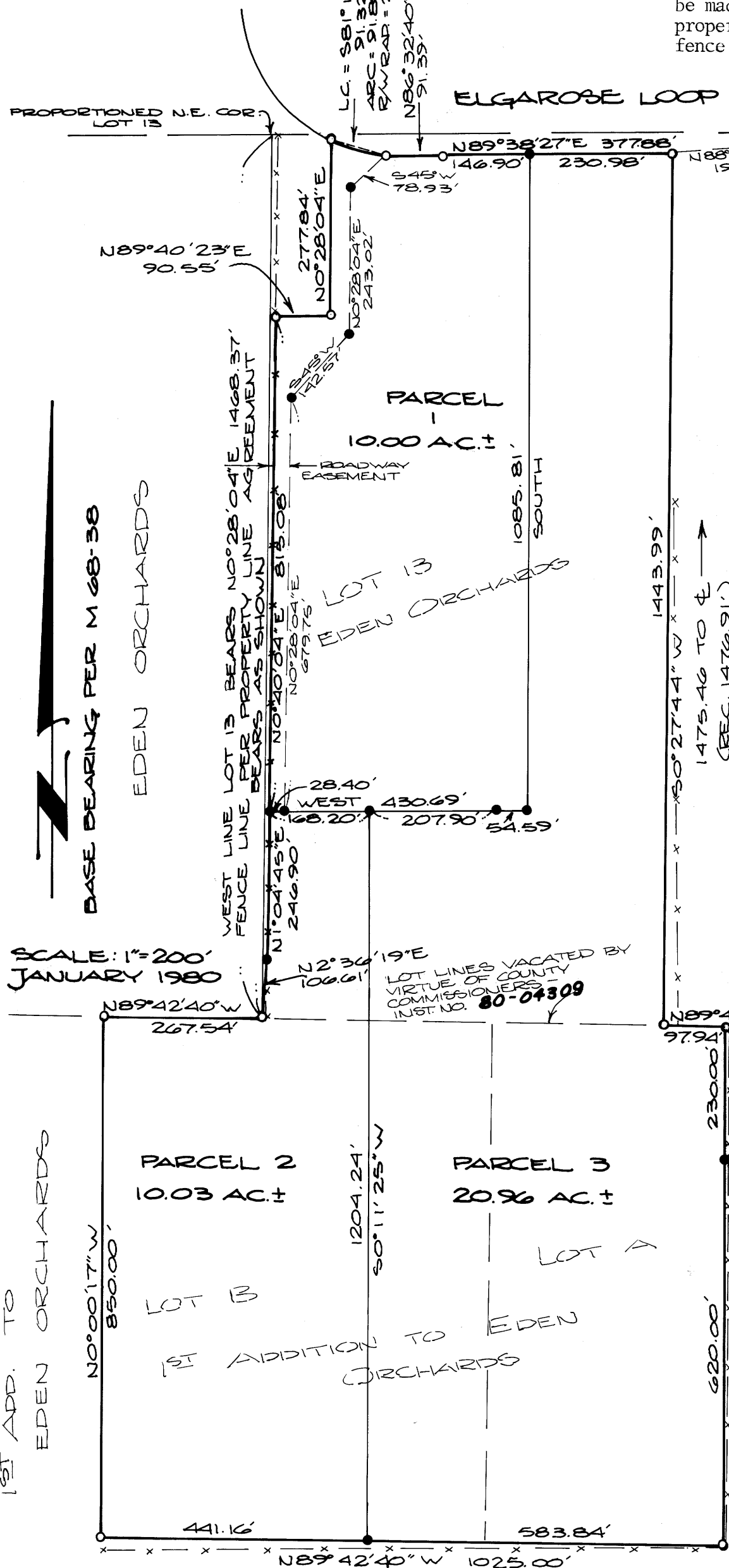
LEGEND:

- - FD. 5/8" IRON ROD
- - SET 5/8" X 30" IRON ROD

1980 AUG 6 PM 3 51

WATER: UMPQUA WATER DISTRICT
SEWER: SEPTIC TANK

ALSO NOTE: Recommended agreements be made with adjacent property owners on the fence line locations.



SCALE: 1"=200'
JANUARY 1980

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

8-6-80

M 84-70

BHW
Engineering & Surveying, Inc.

1205 S.E. Court
Roseburg, Oregon 97470
Telephone 673-0165

FILED
RECEIVED

AUG 6 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NARRATIVE ON SURVEY

For Charles Beauchamp and David Koteen as recorded
in Survey M79-19 and Minor Land Partition

Survey made for the purpose of monumenting that property described in Instrument No. 78-18675 in the Deed Records of Douglas County, Oregon and creating a 3 parceled Minor Land Partition within. The survey was accomplished by using control we established along the North line of Section 2, Township 27 South, Range 7 West, Willamette Meridian per a prior survey on file in M68-38. By using that control and the ties we made to those found Donation Land Claim corners shown per survey, we were able to proportion in the location of Lots A and B of "1st ADDITION TO EDEN ORCHARDS" and Lot 13 of "EDEN ORCHARDS". Other reference surveys used to establish orientation were M77-73, M48-75, M52-26 and M57-7.

Survey crew consisted of Mike Radcliffe, Dave Delatte and Olen Edwards. Equipment used was a Wild T-1 Theodolite mounted with a Leitz Red-1 E.D.M.. Computations by R. Ware with drafting by D. Hopkins.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1973
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1005

C.S. File...../.....

Map File M 84-70

C.S. 58/154-2