

COUNTY CONVEYANCE FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN PART OF LOTS 31 & 34, EDEN ORCHARDS
SE 1/4 SEC. 34 & SW 1/4 SEC. 35, T26S, R7W, W.M., DOUGLAS COUNTY
NOV. 1981

Blk 7-Pg 106B
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
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DESCRIPTIONS

PARCEL I Beginning at a 5/8" iron rod on the southerly R/W line of Minnesota Blvd., from which the 1/4 Corner common to Sec. 34 and Sec. 35, T26S, R7W, W.M. bears N0°08'08"W 1336.39 ft.; thence along said southerly R/W line, N89°44'37" E 521.79 ft. to a 5/8" iron rod on the westerly R/W line of Elgarose Rd.; thence along said westerly R/W line, 243.43 ft along the arc of a 542.96 ft. radius curve, the long chord of which bears S18°29'20"E 241.39 ft.; thence S5°38'42"E 106.27 ft.; thence 135.49 ft. along the arc of a 388.10 ft. radius curve, the long chord of which bears S15°38'47"E 134.81 ft. to a 5/8" iron rod; thence leaving said R/W line of Elgarose Rd., along the westerly R/W line of Woodruff Rd. SO°02'04"E 155.88 ft. to a 5/8" iron rod; thence leaving the westerly R/W line of Woodruff Rd. S89°44'13"W 465.78 ft. to a 5/8" iron rod; thence N43°50'20"W 357.69 ft. to a 5/8" iron rod; thence N0°05'48"W 362.02 ft. to a 5/8" iron rod on the southerly R/W line of Minnesota Blvd.; thence N89°51'52"E 68.89 ft. to the point of beginning, containing 8.87 acres more or less, all in Lots 31 & 34, Eden Orchards, SE 1/4 Sec. 34 & SW 1/4 Sec. 35, T26S, R7W, W.M., Douglas County, Oregon.

PARCEL II Beginning at a 5/8" iron rod from which the 1/4 Corner common to Sec 34 and Sec 35, T26S, R7W, W.M. bears N0°05'48"W 362.02 ft., N89°51'52"E 68.89 ft. and N0°08'08"W 1336.39 ft.; thence S43°50'20"E 357.67 ft. to a 5/8" iron rod; thence N89°44'13"E 465.78 ft. to a 5/8" iron rod on the westerly R/W line of Woodruff Rd.; thence along said westerly R/W line SO°02'04"E 25.00 ft. to a 5/8" iron rod; thence leaving said R/W line along the north property line of Lot 30, Eden Orchards S89°44'13"W 643.74 ft. to a point from which the Sec. Corner common to Secs 34 & 35, T26S, R7W, and Secs 2 & 3, T27S, R7W, W.M. bears SO°08'08"E 661.00 ft.; thence continuing S89°44'13"W 659.33 ft. to a 5/8" iron rod on the west line of Lot 34, Eden Orchards; thence along said west line N0°05'48"W 285.45 ft. to a 5/8" iron rod; thence leaving said line N89°51'52"E 590.00 ft. to the point of beginning, containing 5.00 acres more or less, all in Sec. 34 & Sec 35, T26S, R7W, W.M. Douglas County, Oregon.

PARCEL III Beginning at a 5/8" iron rod on the southerly R/W line of Minnesota Blvd. from which the 1/4 Corner common to Sec. 34 and Sec. 35, T26S, R7W, W.M. bears N89°51'52"E 68.89 ft. and N0°08'08"W 1336.39 ft.; thence leaving said southerly R/W line SO°05'48"E 362.02 ft. to a 5/8" iron rod; thence S89°51'52"W 590.00 ft. to a 5/8" iron rod on the westerly line of Lot 34, Eden Orchards; thence along said Lot line, N0°05'48"W 453.76 ft. to a 5/8" iron rod at the intersection of the westerly line of Lot 34 and the southerly R/W line of Minnesota Blvd.; thence along said southerly R/W line, S45°08'08"E 129.74 ft. to a 5/8" iron rod; thence N89°51'52"E 498.20 ft. to the point of beginning, containing 5.00 acres more or less, all in Sec. 34, T26S, R7W, W.M., Douglas County, Oregon.

R/W and UTILITY EASEMENT FOR PARCEL III OVER PARCEL II
A 25' wide easement from the south line of Parcel III to the westerly R/W line of Woodruff Road, the north line of which is described as follows: Beginning at the S.E. Corner of Parcel III, a 5/8" iron rod from which the 1/4 Corner common to Sec. 34 & Sec. 35, T26S, R7W, W.M. bears N0°05'48"W 362.02 ft., N89°51'52"E 68.89 ft. and N0°08'08"W 1336.39 ft.; thence S43°50'20"E 357.69 ft.; thence N89°44'13"E 465.78 ft to a 5/8" iron rod on the westerly R/W line of Woodruff Rd., all in Sec. 34 and Sec. 35, T26S, R7W, W.M., Douglas County, Oregon.

NARRATIVE

This November 27, 1981 survey is a partitioning of an 18.87 acre parcel into two 5.00 acre parcels and one 8.87 acre parcel. Our Basis of Bearings was N0°08'08"W per M76-39 on the line between the Section Corner common to Sections 34 and 35, T26S, R7W, W.M. and the 1/4 Corner common to Sections 34 and 35, T26S, R7W, W.M. ① was established by proportioning, 660/5280 = (659.78)/5278.22. ② was established by proportioning, 660/2639.4 = (661.00)/2643.99. ③ is the westerly extension of the south line of Lot 31 to the west line of Lot 34, Eden Orchards, per Recorder's Number 72-17720, Deed Records of Douglas County, Oregon; ④ was established by proportioning, 660/2640 = (659.90)/2639.58, and controlled the bearings of the north and east lines of Parcel I west and south of Elgarose Road. We used a 20 Second theodolite and EDM.



SURVEYOR: Roderick B. Kimberling
Alpha & Omega Engineers, Inc.
1662 N.E. Vine Street
Roseburg, Oregon 97470

PARTITIONER: Donald K. Neff
Rt. 2, Box 992
Hillsboro, Oregon 97123

APPROVALS

Keith L. Cubie 11/25/81
Douglas County Planning Commission Date

Francis L. Ingram 11-30-81
Douglas County Surveyor Date

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:

1981 DEC 2 PM 4 11

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Mary Lee Seal
DEPUTY
NO. _____ FEE 12.92

Sheet 2 of 2

DOUGLAS COUNTY OFFICIAL RECORDS

M89-53B

M89-53B