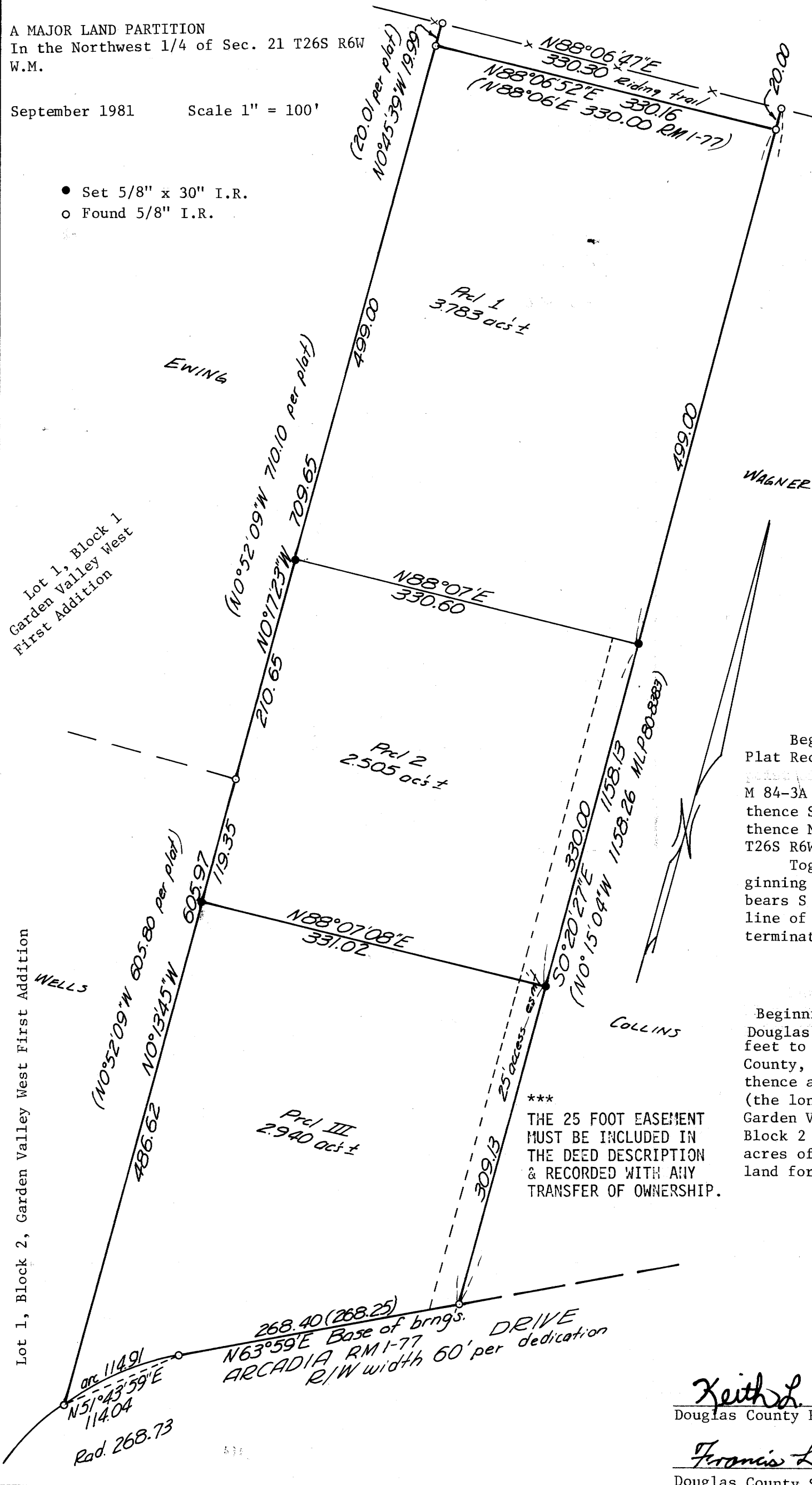


A MAJOR LAND PARTITION
In the Northwest 1/4 of Sec. 21 T26S R6W
W.M.

September 1981 Scale 1" = 100'

- Set 5/8" x 30" I.R.
- o Found 5/8" I.R.



PARTITIONER: Paul B. & Thrya A. Erickson
754 N. Tanglewood St.
Sutherlin, OR 97479
459-9137

LEGAL OWNER OF RECORD: Garden Valley West Ore., Ltd.
Western Land Management, Inc.
2556 W. Harvard, Suite 1
Roseburg, OR 97470

TOTAL NUMBER OF LOTS: 3

WATER SUPPLY: Umpqua Basin Assn.

SEWER: Septic

MAP PREPARED BY: Bruce R. Rogers
N. W. Calkins Rd.
Roseburg, OR 97470

PARCEL #1

Beginning at the southeast corner of Lot 1, Block 1, Garden Valley West, First Addition as platted and filed in the Plat Records, Douglas County, Oregon; thence N 0° 17' 23" W along the east line of said Lot 1 210.65 feet to the true point of beginning; thence continuing N 0° 17' 23" W 499.00 feet to a point in the south line of a riding trail; thence N 88° 06' 52" E along said south line 330.16 feet to a point in the west line of that major land partition filed in M 84-3A & 3B, County Surveyor's Office; Douglas County, Oregon, thence S 0° 20' 27" E along said west line 499.00 feet; thence S 88° 07' W 330.60 feet to the true point of beginning and lying in the northwest 1/4 of Sec. 21 T26S R6W W.M. & containing 3.783 acres of land more or less.

Together with an easement 25 feet in width, the east line of which is described as follows: Beginning at a 5/8" iron rod from which point the southeast corner of Lot 1, Block 1, Garden Valley West, First Addition bears S 88° 07' W 330.60 feet and S 0° 17' 23" E 210.65 feet; thence S 0° 20' 27" E 639.13 feet to a point in the north line of Arcadia Drive & there terminating. The westerly line of said easement being lengthened as required so as to terminate at said north right of way line.

Parcel #2

Beginning at the southeast corner of Lot 1, Block 1, Garden Valley West, First Addition as platted & filed in the Plat Records, Douglas County, Oregon; thence N 0° 17' 23" W along the east line of said Lot 1 210.65 feet; thence N 88° 07' E 330.60 feet to a point in the west line of that major land partition filed in M 84-3A & 3B, County Surveyor's Office, Douglas County, Oregon; thence S 0° 20' 27" E along said line 330.00 feet; thence S 88° 07' 08" W 331.02 feet to a point in the east line of Lot 1, Block 2, Garden Valley West, First Addition; thence N 0° 13' 45" W along said east line 119.35 feet to the true point of beginning in the northwest 1/4 of Sec. 21 T26S R6W W.M. & containing 2.505 acres of land more or less.

Together with & subject to an easement of 25 feet in width, the east line of which is described as follows: Beginning at a 5/8" iron rod from which point the southeast corner of Lot 1, Block 1, Garden Valley West, First Addition bears S 88° 07' W 330.60 feet & S 0° 17' 23" E 210.65 feet; thence S 0° 20' 27" E 639.13 feet to a point in the north line of Arcadia Drive & there terminating. The westerly line of said easement being lengthened as required so as to terminate at said north right of way line.

Parcel #3

Beginning at the southeast corner of L 1, Bl 1, Garden Valley West, 1st Addn. as platted & filed in the plat records, Douglas Co., Ore.; thence S 0° 13' 45" E 119.35 feet to the true point of beginning; thence N 88° 07' 08" E 331.02 feet to a point in the west line of that major land partition filed in M 84-3A & 3B, County Surveyor's Office, Douglas County, Oregon; thence S 0° 20' 27" E along said west line 309.13 feet to a point in the north line of Arcadia Drive; thence along said north line as follows: S 63° 59' W 268.40 feet & along the arc of a 268.73 foot radius curve left (the long chord of which bears S 51° 43' 59" W 114.04 feet) 114.91 feet to a point in the east line of Lot 1, Block 2, Garden Valley West, First Addition; thence leaving said right of way line N 0° 13' 45" W along said east line of Lot 1, Block 2 486.62 feet to the true point of beginning, in the northwest 1/4 of Sec. 21 T26S R6W W.M. & containing 2.940 acres of land more or less; subject to an easement for ingress & egress over the east 25 feet of the above described land for the benefit of Parcel's 1 & 2.

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

NARRATIVE: Random traverse run with a 300 foot steel tape & 30 sec. transit. Corners found & tied as noted. Transit ties were computed & property corners set from them. Surveying by Bruce R. & Luke Rogers. Computations by Bruce R. Rogers.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Keith L. Cubic
Douglas County Planning Dept.

9/25/81
Date

Francis L. Ingram
Douglas County Surveyor

9-29-81
Date

81-12430

FILED
RECEIVED

SEP 29 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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 SEP 29 PM 2 24

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY: Mary Deal
DEPUTY
No. 81-12430 FEE 6.88
DOUGLAS COUNTY OFFICIAL RECORDS