

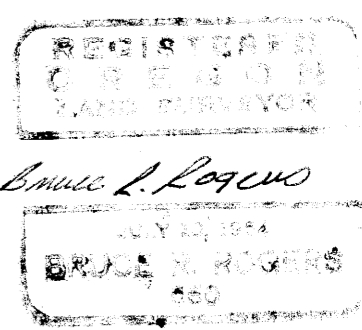
FILED *BS*
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 DEC 1 1982
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
BS

MINOR LAND PARTITION
 IN THE S.E. 1/4 of SECTION 34, T. 26S, R. 7W, N.M.
 & the N.E. 1/4 of SECTION 3, T. 27S, R. 7W, N.M.
 LOT 37, EDEN ORCHARDS
 Nov. 1982 1"=100'

PARTITIONER & LEGAL OWNER
 Bobby Allen
 732 Becker Rd.
 Roseburg, Oregon

Surveyed by
 Bruce Rogers
 2737 N.W. Calkins
 Roseburg, Oregon.

SEWER - SEPTIC TANKS
 WATER - UMPQUA BASIN



II
 Beginning at a 5/8" iron rod from which the S.E. corner of Sec. 34, T. 26S, R. 7W, N.M. bears $S62^{\circ}14'21''E$ 1111.62 ft.; thence West 333.75 ft. to a point on the West line of Lot 37, Eden Orchards; thence $N0^{\circ}08'57''W$ along said West line, 812.5 to a point on the centerline of Minnesota Blvd.; thence, along said centerline, $S89^{\circ}40'30''E$ 67.00 ft., $N45^{\circ}19'30''E$ 199.96 ft., and $S89^{\circ}42'38''E$ 119.00 ft.; thence $S0^{\circ}27'15''E$ 952.14 ft. to the place of beginning. Excepting therefrom the Minnesota Blvd. right of way. All located in Sec. 34, T. 26S, R. 7W, N.M. and containing 6.7 acres, more or less.

Together with a 30ft. wide road easement, the left (west) line of which is described as follows: Beginning at the Northwest corner of the above described parcel; thence $N0^{\circ}18'45''W$ 1281.43 ft. to the southerly line of County Rd. #180

I
 Beginning at a 5/8" iron rod from which the S.E. corner of Sec. 34, T. 26S, R. 7W, N.M. bears $S62^{\circ}14'21''E$ 1111.62 ft.; thence $N0^{\circ}27'15''W$ 952.14 ft. to the centerline of Minnesota Blvd.; thence, along said centerline, $S89^{\circ}42'38''E$ 280.95 ft. and $S44^{\circ}42'38''E$ 66.90 ft. to the N.E. corner of Lot 37, Eden Orchards; thence, along the East line of said lot, $S0^{\circ}08'27''E$ 874.44 ft.; thence $S84^{\circ}54'52''W$ 323.89 ft. to the place of beginning. Excepting therefrom the Minnesota Blvd. right of way. All located in section 34, T. 26S, R. 7W, N.M. and containing 6.85 acres, more or less. Together with the 35' wide road easement described below.

III
 Beginning at a 5/8" iron rod from which the S.E. corner of Sec. 34, T. 26S, R. 7W, N.M. bears $S62^{\circ}14'21''E$ 1111.62 ft.; thence $N84^{\circ}54'52''E$ 323.89 ft. to the East line of Lot 37, Eden Orchards; thence, along said East line, $S0^{\circ}08'27''E$ 1119.43 ft. to the northerly line of Woodruff Co. Rd. #106; thence, along said northerly line, $S74^{\circ}51'47''W$ 208.29 ft. and $S83^{\circ}28'35''W$ 458.12 ft. to the West line of Lot 37, Eden Orchards; thence, along said West line, $N0^{\circ}08'27''W$ 1197.15 ft.; thence East 333.75 ft. to the place of beginning. All located in Sec. 34, T. 26S, R. 7W, N.M. and Sec. 3, T. 27S, R. 7W, N.M. and containing 17.51 acres, more or less. Subject to the 35' road easement described below.

35' WIDE ROAD EASEMENT

Beginning at a point from which the S.E. corner of section 34, T. 26S, R. 7W, N.M. bears $S84^{\circ}54'52''W$ 17.27 ft. and $S62^{\circ}14'21''E$ 1111.62 ft.; thence $S0^{\circ}39'E$ 380.21 ft.; thence $S24^{\circ}52'E$ 94.86 ft.; thence $S12^{\circ}42'E$ 137.8 ft.; thence $S20^{\circ}00'W$ 106.0 ft.; thence $S35^{\circ}00'E$ 112.5 ft.; thence $S69^{\circ}40'E$ 51.96 ft.; thence, along the arc of a 30' ft. radius curve to the right (the long chord of which bears $S9^{\circ}40'E$ 51.96 ft.) 62.83 ft.; thence $S50^{\circ}20'W$ 89.2 ft.; thence $N74^{\circ}52'W$ 100.0 ft.; thence, along the arc of a 68' ft. radius curve to the left (the long chord of which bears $S65^{\circ}50'W$ 86.68 ft.) 93.87 ft.; thence $S26^{\circ}32'W$ 151.5 ft.; thence $S77^{\circ}22'W$ 85.0 ft.; thence $S6^{\circ}20'W$ 107.0 to a point on the northerly line of Woodruff Co. Rd. #106.

NARRATIVE

I ran a closed traverse around the property and tied the found monuments as shown. For the east line I used the West line of M89-53A and its extension. For Minnesota Blvd. I used the monuments from M67-7 except the N.E. cor. of Lot 37 was out of place so I intersected the E and my east line. For the West line I used the rod from M67-7 and paralleled the east line. The northerly line of Co. Rd. #106 is 15' from the existing pavement. I also ran a closed traverse to the section cor. All work was done with transit & chain. Record information in parentheses is from M89-53A, M67-7 and M76-39.

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:

BY _____
 DEPUTY
 NO. _____ FEE _____
 DOUGLAS COUNTY OFFICIAL RECORDS

82-12045

- - FOUND 5/8" IRON ROD
- - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED L.S. 660

APPROVALS
 Keith L. Cubic
 Larry L. M... DEPUTY

11/24/82
 12-1-82