

# MINOR LAND PARTITIONING

LOT 51 EDEN ORCHARDS - IN THE SW 1/4 S34 T26S R7W WM  
MARCH 6, 1984 SCALE 1"=100'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

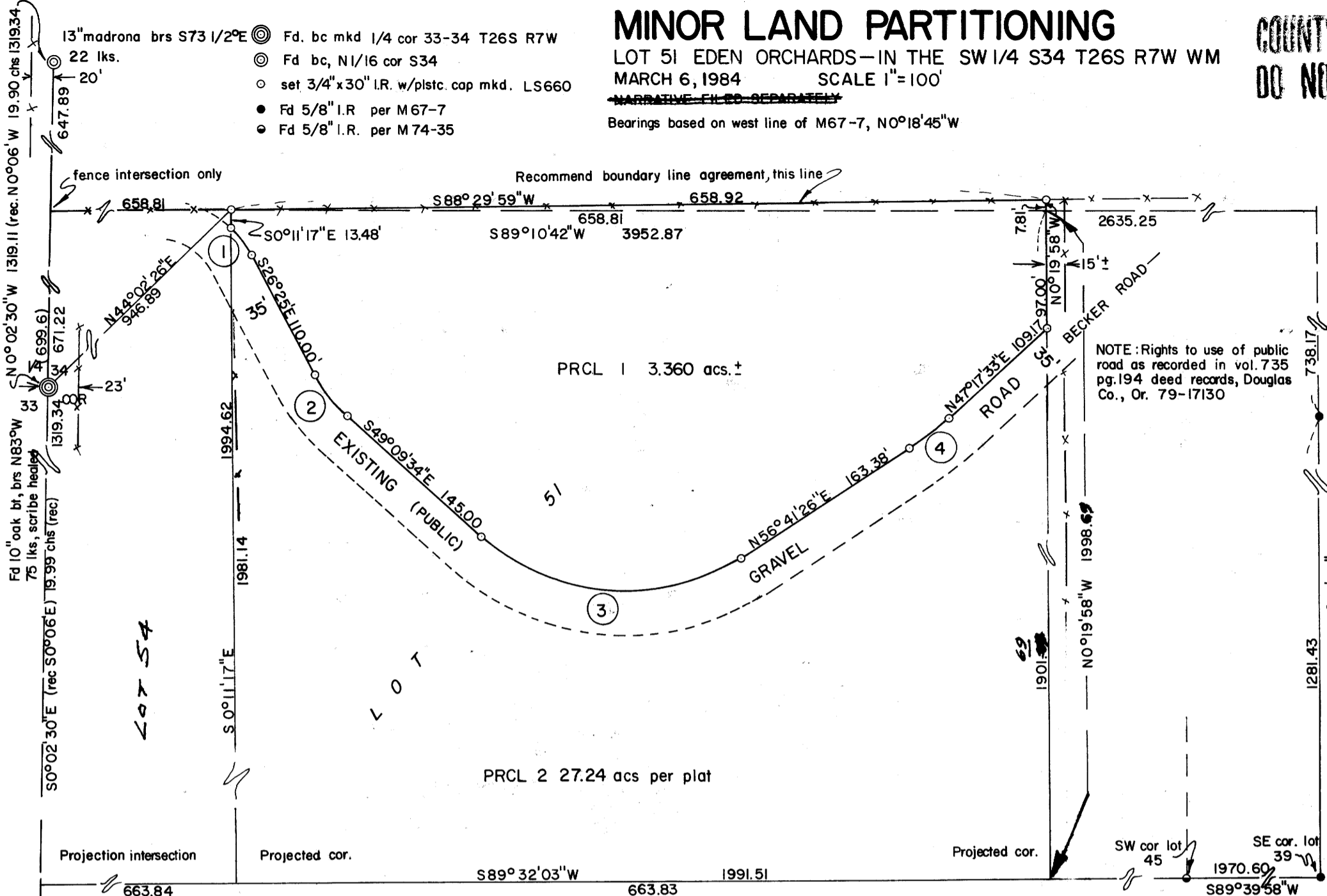
FILED *BS*  
RECEIVED *1/2*

MAR 26 1984

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

*BS*

~~NARRATIVE FILED SEPARATELY~~  
Bearings based on west line of M67-7, N0°18'45"W



PARTITIONER: Laurence J. & Elaine K. Soule  
1280 Becker Road  
Roseburg, OR 97470 672-3911

OWNER: Same

BY: Bruce R. Rogers  
N. W. Calkins Road  
Roseburg, OR 97470 672-2834

NUMBER OF LOTS: 2  
WATER SUPPLY: Wells  
SEWER: Septic Tanks  
NOTE: Wells & Septic Tanks are existing  
ZONING: AW

### PARCEL #1

A parcel of land lying in Lot 51, Eden Orchards & S 34 T26S R7W W.M., said parcel being described as follows: Beginning at a point from which the 1/4 corner common to Sections 33 & 34 T26S R7W W.M. bears S 44° 02' 26" W, 946.89 feet; thence S 0° 11' 17" E, 13.48 feet; thence along the arc of a 77.50 foot radius curve right, (the long chord of which bears S 36° 49' 16" E 27.99 feet) 28.15 feet; thence S 26° 25' E 110.00 feet; thence along the arc of a 105.00 foot radius curve left (the long chord of which bears S 37° 37' 17" E 41.41 feet) 57.01 feet; thence S 49° 09' 34" E 145.00 feet; thence along the arc of a 174.87 foot radius curve left (the long chord of which bears S 86° 14' 04" E 210.85 feet) 226.32 feet; thence N 56° 41' 26" E 163.38 feet; thence along the arc of a 243.32 foot radius curve left (the long chord of which bears N 51° 59' 29" E 39.87 feet) 39.91 feet; thence N 47° 17' 33" E 109.17 feet to a point in the east line of said Lot 51; thence N 0° 19' 58" W along said east line 104.81 feet; thence S 88° 29' 59" W 658.92 feet to the P.O.B. & containing 3.36 acres of land more or less.

### PARCEL #2

A parcel of land lying in Lot 51, Eden Orchards & S 34 T26S R7W W.M., said parcel being described as follows: Beginning at a point from which the 1/4 corner common to Sections 33 & 34 T26S R7W W.M. bears S 44° 02' 26" W, 946.89 feet; thence S 0° 11' 17" E, 13.48 feet to the true P.O.B.; thence along the arc of a 77.50 foot radius curve right, (the long chord of which bears S 36° 49' 16" E 27.99 feet) 28.15 feet; thence S 26° 25' E 110.00 feet; thence along the arc of a 105.00 foot radius curve left (the long chord of which bears S 37° 37' 17" E 41.41 feet) 57.01 feet; thence S 49° 09' 34" E 145.00 feet; thence along the arc of a 174.87 foot radius curve left (the long chord of which bears S 86° 14' 04" E 210.85 feet) 226.32 feet; thence N 56° 41' 26" E 163.38 feet; thence along the arc of a 243.32 foot radius curve left (the long chord of which bears N 51° 59' 29" E 39.87 feet) 39.91 feet; thence N 47° 17' 33" E 109.17 feet to a point in the east line of said Lot 51; thence S 0° 19' 58" E along said east line 1901.69 feet to the south line of said Lot 51; thence S 89° 32' 03" W 663.83 feet to the southwest corner of said Lot; thence N 0° 11' 17" W along the west line of said Lot 1981.14 feet to the true P.O.B.; containing 27.24 acres of land, more or less.

projections per plat "EDEN ORCHS."

### NARRATIVE

The purpose of this survey was to cut off that part of Lot 51 lying north of an existing road. The S.W. & S.E. lot corners were proportioned between the S.W. cor. of Lot 54 (the S.W. cor. of sections 33 & 34) and the S.W. cor. of Lot 45 (see M74-35) measured 1991.21 - plat 1980. We used an existing fence for the north line but for distance we proportioned between the section line and the N.E. cor. of Lot 39 (projected record distance from monuments set by Ware in M.L.P. M67-7. Actual distance 3952.83 against a plat dist. of 3960.0.

Work was done with theodolite, E.O.M., transit & chain.

### Curve data for north boundary line of roadway

1	2	3	4
Δ-20°48'32"	Δ-22°44'34"	Δ-7°09'	Δ-9°23'53"
R-7750'	R-105'	R-174.87	R-243.32
T-14.23	T-21.11	T-132.13	T-20.00
L-28.15	L-57.01	L-226.32	L-39.91
LC-S36°49'16"E 27.99	LC-S37°37'17"E 41.41	LC-S86°14'04"E 210.85	LC-N 51°59'29"E 39.87

REGISTERED  
OREGON  
LAND SURVEYOR

*Bruce R. Rogers*

JULY 10, 1984  
BRUCE R. ROGERS  
660

84- 3652

### APPROVALS:

*Keith L. Cubic* 3/12/84  
Planning Commission Date

*Larry E. Moman* DEPUTY 3-26-84  
County Surveyor

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )

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: **1984 MAR 26 PM 4:25**

*Doris L. Wadsworth*  
COUNTY CLERK

BY: *Maryel Deal*  
DEPUTY  
NO. \_\_\_\_\_ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M 96-22

MAP FILE M 96-22