

MINOR LAND PARTITION
IN THE EAST 1/2 OF SEC. 34, T. 26S, R. 7W, W.M.
IN LOTS 39 & 44, EDEN ORCHARDS

328-19 119

LEGAL OWNER & PARTIONER:

BOBBY & CLEO P. ALLEN
372 BECKER RD.
ROSEBURG OR.

FILED &
RECEIVED *fr*

JUN 15 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE 1296-78

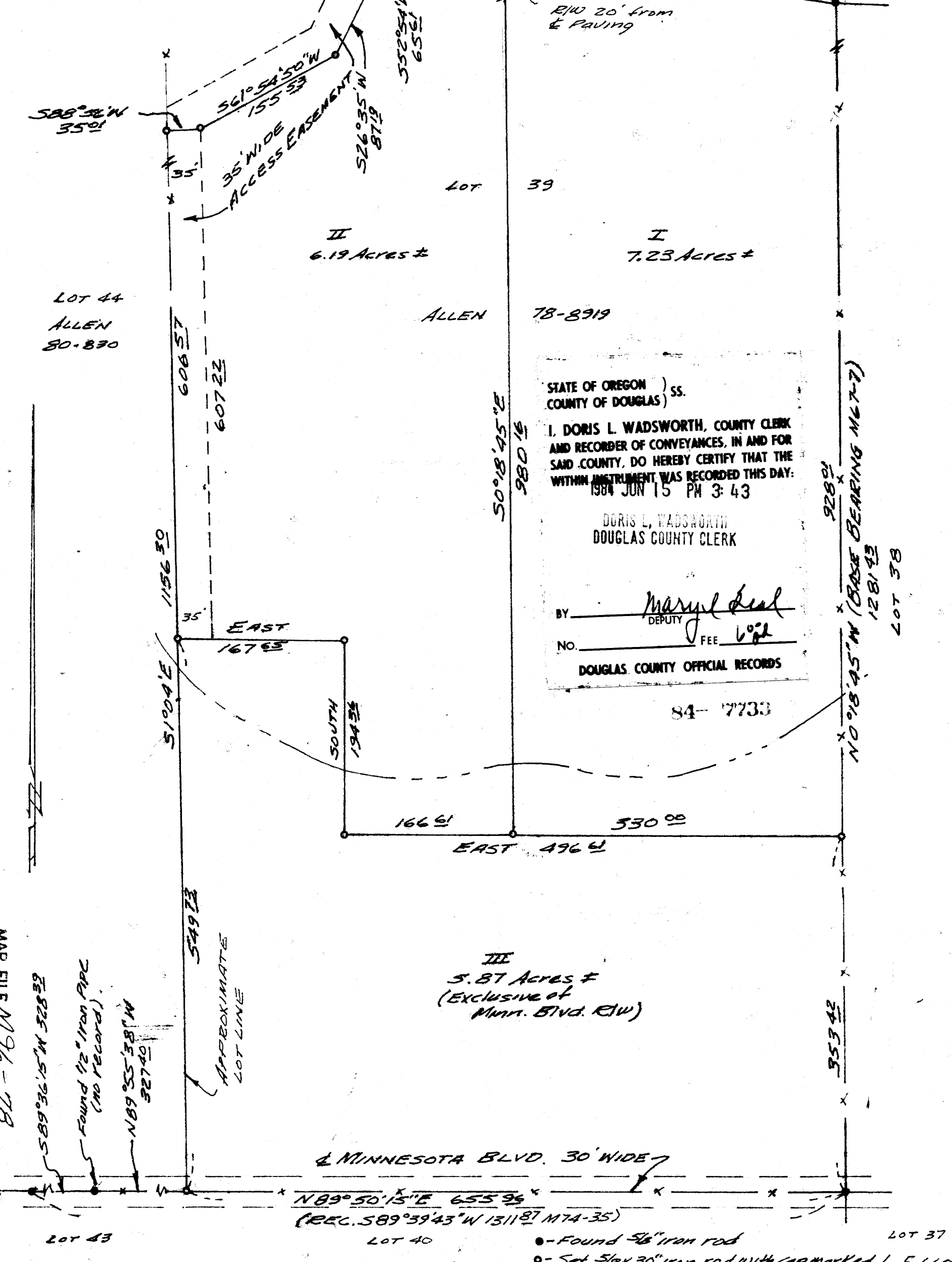
SURVEYED BY: ZONING-5-R
BRUCE ROGERS MAY, 1984
2737 N.W. CALKINS RD. 1"=100'
ROSEBURG, OR.

WATER - UMPQUA BASIN WAT. DIST.
SEWER - SEPTIC SYSTEMS

REGISTERED
LAND SURVEYOR
BRUCE R. ROGERS
110

Bruce R. Rogers

BRUCE R. ROGERS
110



I
Beginning at a 5/8" iron rod set in the east line of Lot 39, Eden Orchards Subd., from which rod the S.E. corner of said lot bears $50^{\circ}18'45''E$ 353.42 ft.; thence, along said east line, $N0^{\circ}18'45''W$ 928.01 ft. to a 5/8" iron rod set in the southerly line of County Road #180; thence, along said southerly line, $N81^{\circ}01'39''W$ 334.38 ft. to a 5/8" iron rod; thence $50^{\circ}18'45''E$ 990.16 ft. to a 5/8" iron rod; thence East 330.00 ft. to the point of beginning. All situated in section 34, T. 26S, R. 7W, W.M., containing 7.23 acres, more or less.

II
Beginning at a 5/8" iron rod set in the southerly line of County Road #180, from which rod the S.E. corner of Lot 39, Eden Orchards Subd. bears $S81^{\circ}01'39''E$ 334.38 ft. and $50^{\circ}18'45''E$ 1281.43 ft.; thence, along said southerly line, $N81^{\circ}01'39''W$ 773.00 ft. to a 5/8" iron rod; thence $S52^{\circ}54'W$ 65.61 ft. to a 5/8" iron rod; thence $S26^{\circ}35'W$ 87.19 ft. to a 5/8" iron rod; thence $S61^{\circ}54'50''W$ 155.53 ft. to a 5/8" iron rod; thence $S88^{\circ}56'W$ 35.01 ft. to a 5/8" iron rod; thence $S1^{\circ}04'E$ 606.57 ft. to a 5/8" iron rod; thence East 167.65 ft. to a 5/8" iron rod; thence south 194.36 ft. to a 5/8" iron rod; thence East 166.61 ft. to a 5/8" iron rod; thence $N0^{\circ}18'45''W$ 980.16 ft. to the point of beginning. All situated in section 34, T. 26S, R. 7W, W.M. and containing 6.19 acres, more or less.

Together with and subject to the access easement described below.

III
Beginning at the S.E. corner of Lot 39, Eden Orchards subdivision; thence, along the east line of said Lot 39, $N0^{\circ}18'45''W$ 353.42 ft. to a 5/8" iron rod; thence West 496.61 ft. to a 5/8" iron rod; thence North 194.36 ft. to a 5/8" iron rod; thence West 167.65 ft. to a 5/8" iron rod; thence $S1^{\circ}04'E$ 549.73 ft. to a 5/8" iron rod set in the centerline of Minnesota Boulevard; thence, along said centerline, $N89^{\circ}50'15''E$ 655.96 ft. to the point of beginning. Excepting therefrom the Minnesota Boulevard right of way. All situated in section 34, T. 26S, R. 7W, W.M. and containing 5.87 acres, more or less.

Together with the access easement described below.

ACCESS EASEMENT

A strip of land 35 ft. wide, the left line of which is described as follows:

Beginning at a point on the southerly line of County Road #180, from which point the S.E. corner of Lot 39, Eden Orchards subdivision bears $S81^{\circ}01'39''E$ 411.97 ft. and $50^{\circ}18'45''E$ 1281.43 ft.; thence $S52^{\circ}54'W$ 65.61 ft.; thence $S26^{\circ}35'W$ 87.19 ft.; thence $S61^{\circ}54'50''W$ 155.53 ft.; thence $S1^{\circ}04'E$ 607.23 ft.

NARRATIVE

We ran a transit & chain closed traverse around the property, tied the existing monuments & set the new corners. We used the old fence for the E. of Minnesota Blvd.

APPROVALS
Keith L. Cubic 6/4/84
PLANNING
Larry E. M... 6-15-84
DEPUTY
CO. SURVEYOR

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:
1984 JUN 15 PM 3:43
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY: *Maryl Deal*
DEPUTY
NO. _____ FEE 6.02
DOUGLAS COUNTY OFFICIAL RECORDS
84-7733

MAP FILE 1296-78

LOT 43 LOT 40 LOT 37
● - Found 5/8" iron rod
○ - Set 5/8" 30" iron rod with cap marked L.S. 660