

DO NOT REMOVE FROM OFFICE

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:

1986 MAY -2 PM 2:06

FILED

DOUGLAS COUNTY CLERK

MAY 2 1986 TF

BY Mary Lee
DEPUTY
NO. _____ FEE 6.00

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DOUGLAS COUNTY OFFICIAL RECORDS

MINOR LAND PARTITION
Located in Sections 3 and 10, T.27S. R.7W. W.M.
Lot 21 Doerner's Addition to Eden Orchards
SCALE 1" = 100' APRIL 1986

DESCRIPTIONS

PARCEL 1

Beginning at a 5/8" iron rod on the north boundary of that certain tract of land described as an exception in Instrument No. 75-3177, Records of Douglas County, Oregon, from which the section corner common to Sections 3, 4, 9 & 10, T.27S. R.7W. W.M., bears N 88°54'50"W 255.31 feet and North 366.50 feet; thence along said north boundary, S 88°54'50"E 284.00 feet to a 5/8" iron rod on the westerly R/W line of County Road NO. 90; thence along said westerly R/W line N 22°53'E 144.79 feet to a 5/8" iron rod; thence leaving said westerly R/W line N 67°11'04"W 138.95 feet to a 5/8" iron rod; thence S 78° 41'14"W 213.67 feet to a 5/8" iron rod; thence S 1°05'10"W 140.00 feet to the Point of Beginning, situated in Lot 21, Doerner's Addition to Eden Orchards, containing 1.17 acres, more or less.

PARCEL 2

Beginning at the section corner common to sections 3, 4, 9 & 10, T.27S. R.7W. W.M.; thence along the north boundary of Lot 21, Doerner's Addition to Eden Orchards, S 88°27'30"E 214.46 feet to a 5/8" iron rod; thence along the west boundary of said Lot 21, N 1°04'29"E 384.19 feet to a 5/8" iron rod being the NW corner of DLC #40, T.27S. R.7W. W.M.; thence along the north boundary of said Lot 21, S 89°32'53"E 274.19 feet to a 5/8" iron rod; thence leaving said north boundary, S 9°21'02"E along the westerly boundary of that certain tract of land described as an exception in Instrument No. 75-3177 Deed Records of Douglas County, Oregon, 571.80 feet to a 5/8" iron rod; thence S 82°00'48"E 29.18 feet to a 5/8" iron rod on the westerly R/W line of County Road No. 90; thence along said westerly R/W line, S 23°17'01"W 55.81 feet to a 5/8" iron rod; thence leaving said westerly R/W line N 67°11'04"W 138.95 feet to a 5/8" iron rod; thence S 78°41'14"W 213.67 feet to a 5/8" iron rod; thence S 1°05'10"W 140.00 feet to a 5/8" iron rod on the north boundary of that certain tract of land described as an exception in Instrument No. 75-3177 Deed Records of Douglas County, Oregon; thence along said north boundary N 88°54'50"W 255.31 feet to a 5/8" iron rod on the west boundary of said Lot 21; thence along said west boundary North 366.50 feet to the Point of Beginning, situated in Lot 21, Doerner's Addition to Eden Orchards, containing 6.4 acres, more or less.

NARRATIVE

Purpose:

To divide the parcel of land described in Instrument No. 75-3177, Deed Records of Douglas County, Oregon, into two parcels.

Procedure:

I tied in all of the monuments found, as shown on the annexed map, into a closed traverse. I established the northeast corner of Parcel #2 by setting the monument N 89°32'53"W 87.70 feet from the found 3/4" iron rod, per M 89-43. I set the monument at the southwest corner of Parcel #2 by projecting the line between the found monuments on that line and intersecting the west boundary of Lot 21. The westerly R/W line of County Road No. 90 was established by using the asbuilt centerline of said Road.

Equipment used to survey this project was a TOPCON GTS 2.

PARTITIONER: Jimmy E. Thompson
2641 Doerner Road
Roseburg, OR 97470
679-9964

LEGAL OWNER OF RECORD: Wilber R. & Louella Thompson
2637 Doerner Road
Roseburg, OR 97470

WATER SUPPLY: Existing Wells SEWER: Existing systems

TOTAL NUMBER OF LOTS: Two ZONING: 5-R

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. BOX 130
ROSEBURG, OR 97470
672-2096

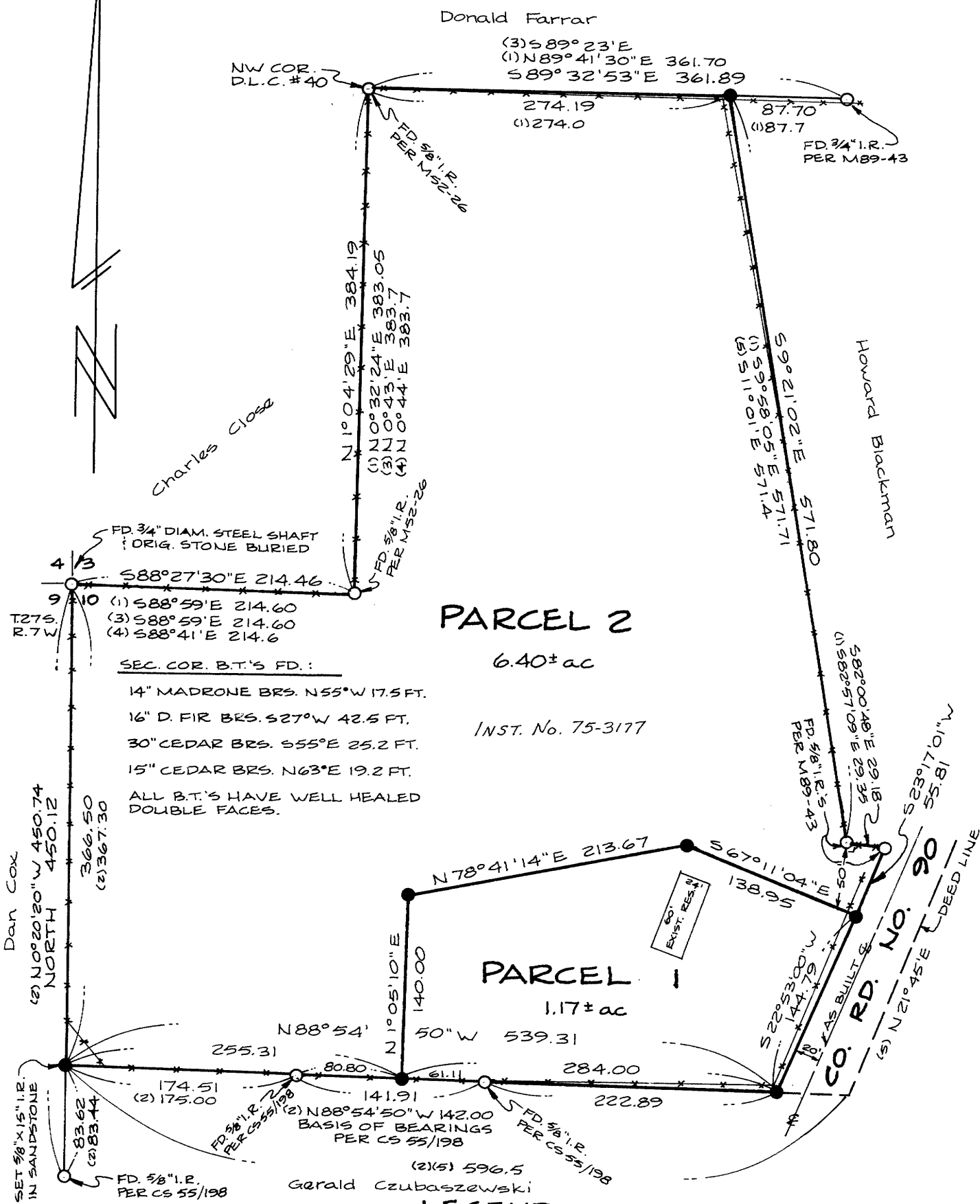
APPROVALS

Keith L. Cubic 4/30/86
Douglas County Planning Dept. Date

Francis L. Ingram 5-2-86
Douglas County Surveyor Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Herman A. Pieske
OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651



LEGEND

- — FD. MON. AS NOTED HEREON
- — SET 5/8" x 30" I.R. W/ BRASS WASHER "RLS 1651" ATTACHED
- *--- EXIST. FENCE LINE
- (1) — RECORD DATA PER M89-43
- (2) — RECORD DATA PER CS 55/198
- (3) — RECORD DATA PER DOERNER'S ADDITION TO EDEN ORCHARDS VOL. 4, PG. 3
- (4) — RECORD DATA PER M52-26
- (5) — RECORD DATA PER INST. NO. 75-3177