

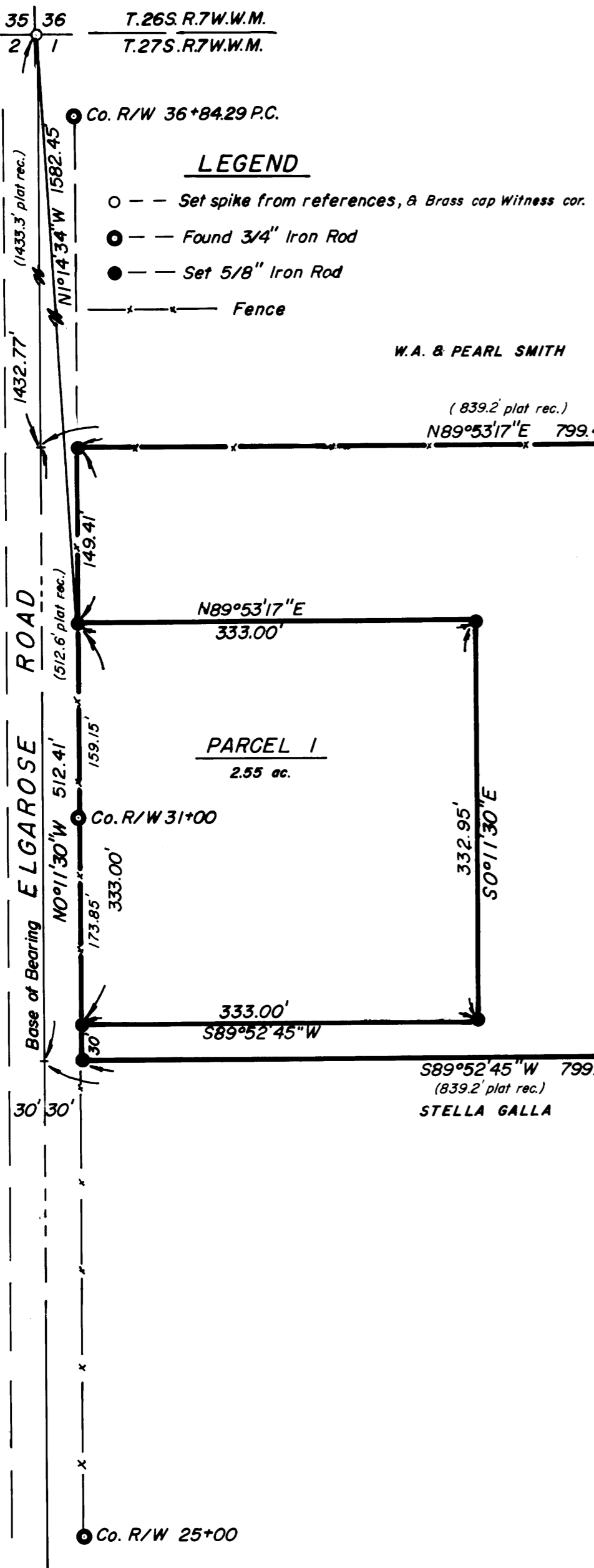
MAP FILE M52-12A

MINOR LAND PARTITION IN LOT 22 MELROSE ORCHARDS IN SECTION 1, T.27S. R.7W.W.M.

JANUARY 1974

SCALE: 1"=100'
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
RECEIVED
JAN 14 1974
COUNTY SURVEYORS
OFFICE
M2



PARTITIONER:

Earl Shaffer
1076 N.E. Walnut
Roseburg, Oregon 97470
673-3234

LEGAL OWNER:

Stella Galla
Rt. 3, Box 1915
Roseburg, Oregon 97470
673-7814

NUMBER OF LOTS: 2

WATER SUPPLY: Well

SEWERAGE: Sub-surface

MAP PREPARED BY:

BAUGHMAN SURVEYING SERVICE
P.O. Box 222
Roseburg, Oregon 97470
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

APPROVALS:

Paul D. [Signature]
PLANNING COMMISSION

11 January 1974
Date

Francis L. Ingram
COUNTY SURVEYOR

14 Jan 74
Date

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MINOR LAND PARTITION IN LOT 22 MELROSE ORCHARDS IN SECTION 1, T.27S. R.7W.W.M.

JANUARY 1974

FILED 2
74-535

MAP FILE M52-12B

DESCRIPTIONS:

PARCEL #1

Beginning at a 5/8" Iron Rod on the East R/W line of Elgarose Road, from which the Northwest corner of Section 1, Township 27 South, Range 7 West W.M. bears N 1°14'34" W 1582.45 feet; thence N 89°53'17" E parallel with the North line of Lot 22, Plat of Melrose Orchards, as recorded in Volume 3, page 2, Plat Records of Douglas County, Oregon, 333.00 feet to a 5/8" Iron Rod; thence S 0°11'30" E 332.95 feet to a 5/8" Iron Rod; thence S 89°52'45" W parallel with the South line of said Lot 22, 333.00 feet to a 5/8" Iron Rod on the East R/W line of Elgarose Road; thence N 0°11'30" W along said East R/W line 333.00 feet to the Point of Beginning, situated in Lot 22 of said Plat of Melrose Orchards, Douglas County, Oregon, containing 2.55 acres, more or less.

NARRATIVE:

I set a spike for the Northwest corner of Section 1, Township 27 South, Range 7 West W.M., from the witness corner which is marked by a brass cap. I then measured South along the Easterly R/W line of Elgarose Road, tying in the existing fences running East, until reaching the North R/W line of Orchard Lane. There I found a fence corner. The distance measured was 3462.24 feet. Orchard Lane, having a 60 foot R/W, I added 30 feet to my overall distance, 3492.24 feet, plat record distance equaled 3483.5 feet; noting this overage of distance I searched the existing fence lines to the West and found a new fence running West on the projection of the centerline of Orchard Lane for several hundred feet. However further West I found that the new fence line had a 10 foot jog North and then a very, very old fence continued to run West. I reviewed the recorded plats of Melrose Orchards, Eden Orchards, Eden Orchards First Addition and the Town of Melrose and found that originally Orchard Lane had a R/W of only 20 feet; Re: Melrose Orchards. Therefore my total distance South from the Section corner was 3482.24 feet and checked the plat distance by 1.26 feet.

I then continued my measurements East to the unimproved road of Nob Hill, again tying in the existing fences and finding the distance between centerlines of Elgarose and Nob Hill Roads to be 1656.16 feet, plat record 1678.4. I continued North along Nob Hill Road until reaching a very old fence running West between Lots 26 and 25. My measured distance from the North R/W line of Orchard Lane was 2540.61 feet, plus 20 feet equals 2560.61 feet, plat record 2562.80 feet. I then measured along the last mentioned fence line and my distance between the centerline of Nob Hill and Elgarose Roads was 1659.56 feet, plat record 1678.4 feet. I then prorated the difference I found and prorated in the corners for Lot 22.

In checking the measurements between the old fences I found them to be basically correct, within 3 feet ±. I believe that a previous survey in Lots 11 and 23 may have been predicated on the centerline of Orchard Lane being 10 feet farther South as the County Road is now located.

PARCEL #2

Beginning at a 5/8" Iron Rod on the East R/W line of Elgarose Road, from which the Northwest corner of Section 1, Township 27 South, Range 7 West W.M. bears N 1°14'34" W 1582.45 feet; thence N 0°11'30" W along said East R/W line 149.41 feet to a 5/8" Iron Rod on the North line of Lot 22, Plat of Melrose Orchards, as recorded in Volume 3, page 2, Plat Records of Douglas County, Oregon; thence leaving said East R/W line, N 89°53'17" E along said North line of Lot 22 799.44 feet to a 5/8" Iron Rod at the Northeast corner thereof; thence leaving said North line S 0°09'12" E along the East line of said Lot 22, 512.29 feet to a 5/8" Iron Rod at the Southeast corner thereof; thence leaving said East line, S 89°52'45" W along the South line of said Lot 22, 799.10 feet to a 5/8" Iron Rod on the East R/W line of Elgarose Road; thence N 0°11'30" W along said East R/W line 30.00 feet to a 5/8" Iron Rod; thence leaving said East R/W line, N 89°52'45" E 333.00 feet to a 5/8" Iron Rod; thence N 0°11'30" W 332.95 feet to a 5/8" Iron Rod; thence S 89°53'17" W 333.00 feet to the Point of Beginning, situated in Lot 22, said plat of Melrose Orchards, Douglas County, Oregon, containing 6.86 acres, more or less.

602pk 74-535
STATE OF OREGON
COUNTY OF DOUGLAS
I, G. D. Myhr, County Recorder of Douglas County, Oregon, do hereby certify that the foregoing plat was filed for record in my office on
JAN 26 1974 4:15 P.
and recorded in Volume 186 of the Minor Land Records of Douglas County, Oregon.
Margaret Seal

MAP FILE M52-12B