

MINOR LAND PARTITIONING
In Lot 56, Melrose Orchards, in Sec. 36,
T26S, R7W, W.M., Douglas County, Oregon
May, 1975 Scale: 1" = 100'

3rd No. 75-8093
STATE OF OREGON
COUNTY OF DOUGLAS
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Conveyances, in and for said County,
do hereby certify that the within instrument was
filed JUN 18 1975 at 1:15 P. M.
and Recorded in Volume 2
at Page 98 of Minor Land
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
County Clerk
By Mary E. Bell Deputy

Bk. 2-Pg. 98

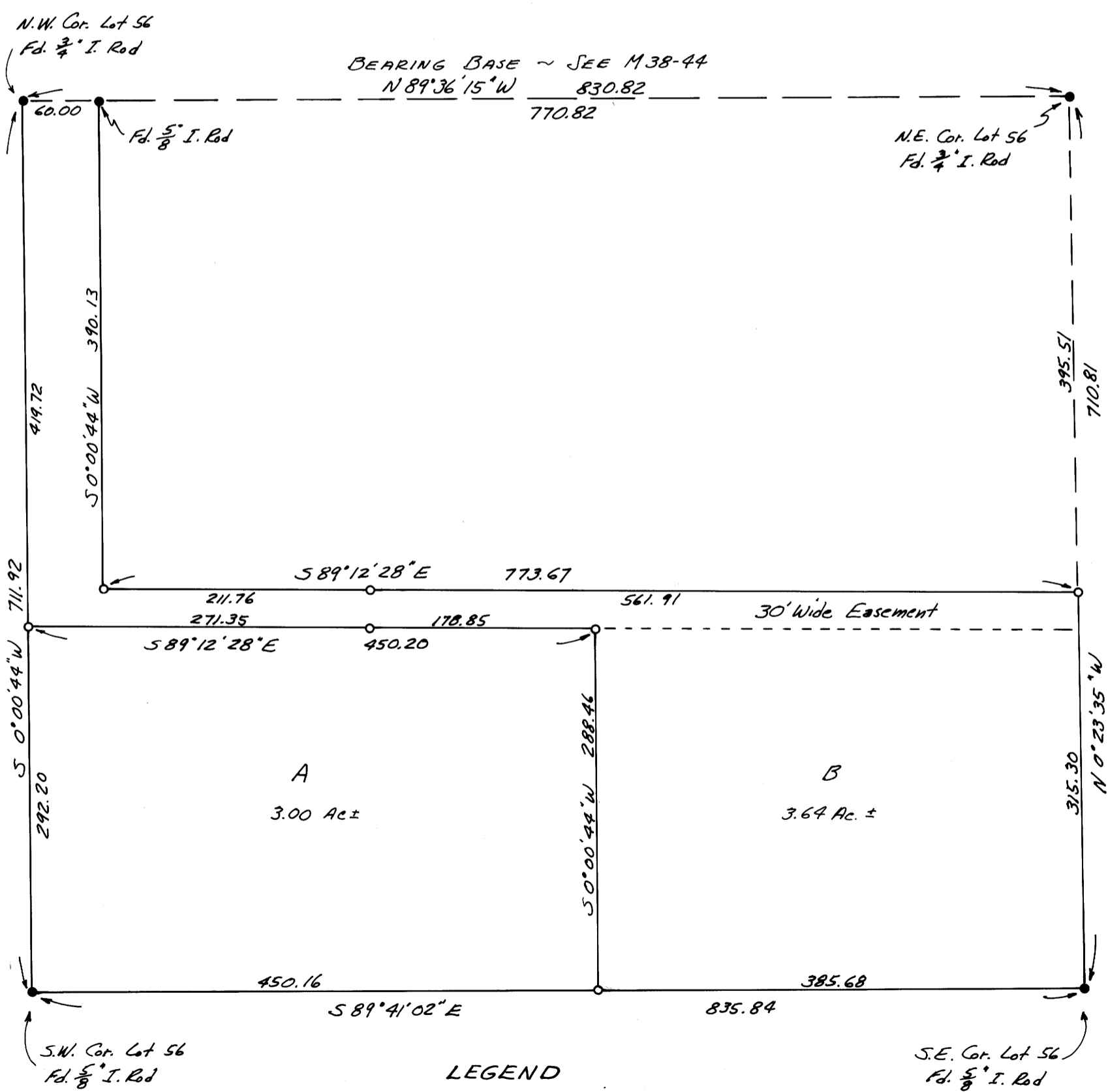
FILED
RECEIVED
JUN 18 1975
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER:
Verne T. and Phyllis G. Sparks
1131 N.W. Ellis
Roseburg, Or. 97470. Ph. 673-8827
LEGAL OWNER OF RECORD:
Same as above

TOTAL NUMBER OF LOTS
Two (Including original parcel)
MAP PREPARED BY:
Victor M. McLind
123 N. Branton
Sutherlin, Or. 97479 Ph. 459-9780

REGISTERED
PROFESSIONAL
VICTOR M. MCLIND
V.M.

APPROVALS:
Richard D. Powell 13 June 1975
Planning Commission Date
Francis L. Ingram 18 June 75
County Surveyor Date



LEGEND
● ~ Indicates corner found as noted
○ ~ Indicates Set 5/8" x 30" Iron Rod

PARCEL A
A parcel of land in Lot 56 of Melrose Orchards as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and being described as follows: BEGINNING at a 5/8" iron rod at the Southwest Corner of said Lot 56; thence following the westerly line of said Lot 56 N 0° 00' 44" E 292.20 feet to a 5/8" iron rod; thence leaving said westerly line S 89° 12' 28" E 450.20 feet to a 5/8" iron rod; thence S 0° 00' 44" W 288.46 feet to a 5/8" iron rod on the south line of said Lot 56; thence following said south line N 89° 41' 02" W 450.16 feet to the point of beginning, and containing 3.00 Acres of land, more or less.

INCLUDING an easement for road purposes over a strip of land 60.00 feet in width, the westerly line of which is described as follows: Beginning at a 3/4" iron rod at the northwest corner of Lot 56 of said Melrose Orchards; thence following the westerly line of said Lot 56, S 0° 00' 44" W 419.72 feet to a 5/8" iron rod at the northwest corner of the above described 3.00 acre parcel.

PARCEL B
A parcel of land in Lot 56 of Melrose Orchards as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and being described as follows: BEGINNING at a 3/4" iron rod at the northwest corner of said Lot 56; thence following the westerly line of said Lot 56 S 0° 00' 44" W 419.72 feet to a 5/8" iron rod; thence leaving said westerly line S 89° 12' 28" E 450.20 feet to a 5/8" iron rod; thence S 0° 00' 44" W 288.46 feet to a 5/8" iron rod on the south line of said Lot 56; thence following said south line S 89° 41' 02" E 385.68 feet to a 5/8" iron rod at the southeast corner of said Lot 56; thence following the easterly line of said Lot 56, N 0° 23' 35" W 315.30 feet to a 5/8" iron rod; thence leaving said easterly line, N 89° 12' 28" W 773.67 feet to a 5/8" iron rod; thence N 0° 00' 44" E 390.13 feet to a 5/8" iron rod on the north line of said Lot 56; thence N 89° 36' 15" W 60.00 feet to the point of beginning, and containing 3.64 Acres of land, more or less.

EXCEPTING an easement for road purposes over the following described parcel of land; BEGINNING at a 5/8" iron rod on the easterly line of Lot 56 of Melrose Orchards, from which the southeast corner of said Lot 56 bears S 0° 23' 35" E 315.30 feet; thence from said point of beginning N 89° 12' 28" W 773.67 feet to a 5/8" iron rod; thence N 0° 00' 44" E 390.13 feet to a 5/8" iron rod on the north line of said Lot 56; thence N 89° 36' 15" W 60.00 feet to a 3/4" iron rod at the northwest corner of said Lot 56; thence following the westerly line of said Lot 56, S 0° 00' 44" W 419.72 feet to a 5/8" iron rod; thence leaving said westerly line S 89° 12' 28" E 450.20 feet to a 5/8" iron rod; thence continuing S 89° 12' 28" E 383.69 feet to a point on the easterly line of said Lot 56; thence N 0° 23' 35" W 30.00 feet to the point of beginning.

MAP FILE M57-38

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