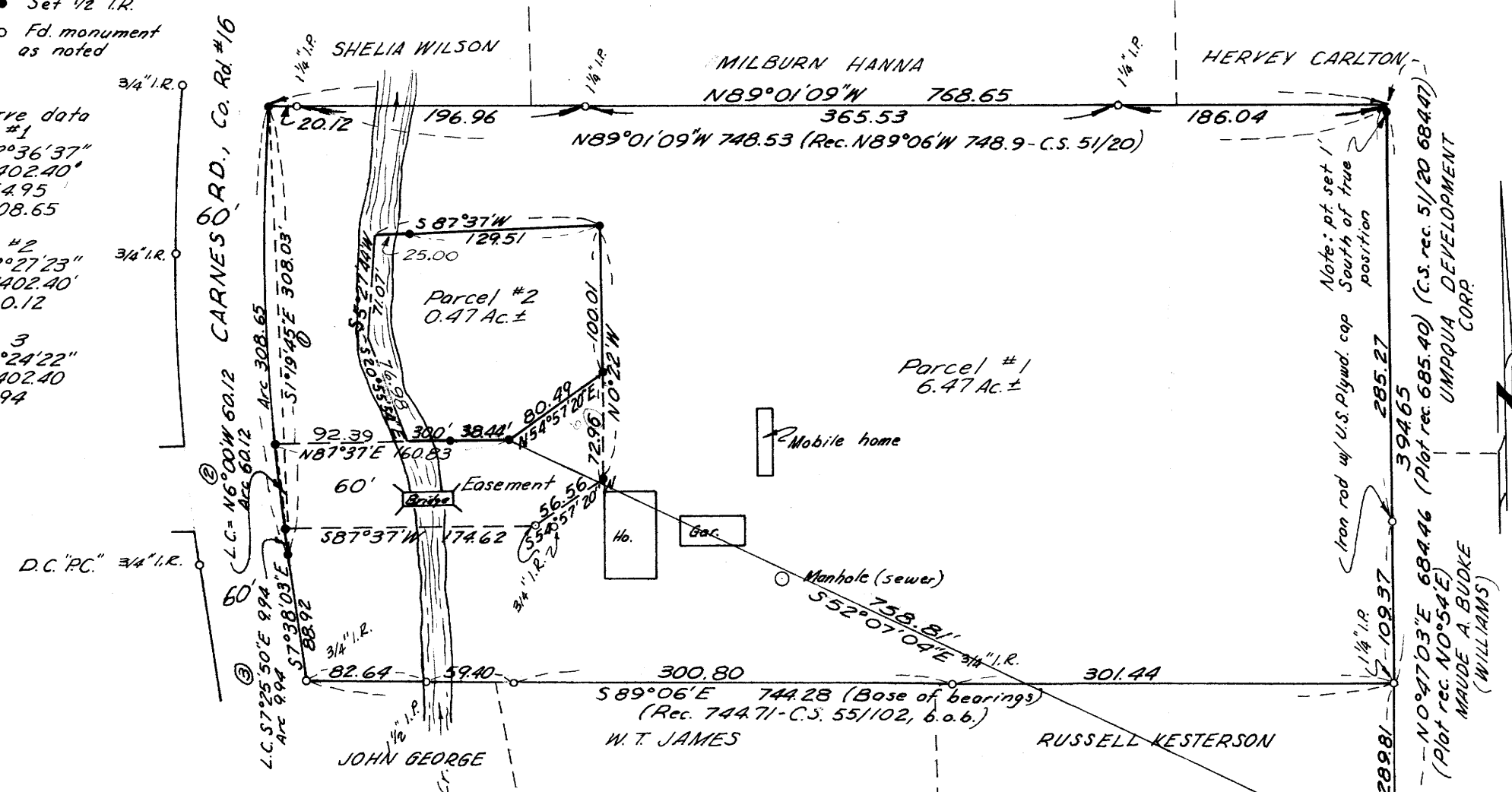


# MINOR LAND PARTITION IN LOT 1 GREEN VALLEY ORCHARD TRACTS SEC. 2 T28S R6W W.M. DEC. 1975 SCALE 1"=100'

BK. 2 - Pg. 146  
RECEIVED *MJ*  
JAN 6 1976  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

- SYMBOLS**  
 • Set 1/2" I.R.  
 ○ Fd. monument as noted
- Curve data #1  
 Δ-12°36'37"  
 R-1402.40'  
 T-154.95'  
 L-308.65'
- #2  
 Δ-2°27'23"  
 R-1402.40'  
 L-60.12'
- #3  
 Δ-0°24'22"  
 R-1402.40'  
 L-9.94'



**PARTITIONER:** James Melick  
 725 S.E. Blakely  
 Roseburg, Oregon 97470  
 673-0165

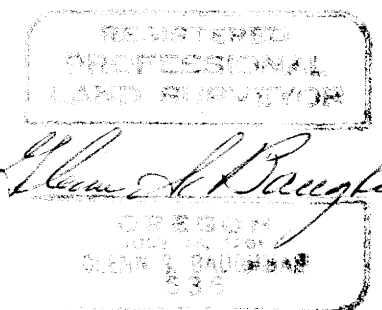
**LEGAL OWNER:** Leslie H. and June E. Black  
 3915 S.W. Carnes  
 Roseburg, Oregon 97470  
 672-6671

**NUMBER OF LOTS:** 2

**WATER SUPPLY:** Roberts Creek Water

**SEWAGE:** Green Sanitary District

**MAP PREPARED BY:** Baughman Surveying Service  
 P.O. Box 222,  
 Roseburg, Oregon 97470  
 672-5971



**DESCRIPTIONS:**

**PARCEL #1**  
 Beginning at a 1/4" iron pipe from which the Southeast corner of Lot 1, Green Valley Orchard Tracts, as recorded in Volume 4, page 69, Plat Records of Douglas County, Oregon, bears S 0°47'03" W 289.81 feet; thence N 0°47'03" E along the East line of said Lot 1, 394.65 feet to a point; thence N 89°01'09" W along the Norht line of said Lot 1, 768.65 feet to a 1/2" iron rod on the Easterly R/W line of Carnes Road (County Road No. 16); thence along said Easterly R/W line, along an arc of a 1402.40 foot radius curve left (the long chord of which bears S 1°19'45" E) 308.65 feet to a 1/2" iron rod; thence S 7°38'03" E 88.92 feet to a 3/4" iron rod; thence leaving said Easterly R/W line, S 89°06' E 744.28 feet to the Point of Beginning, situated in Lot 1, of said Green Valley Orchard Tracts in Section 2, Township 28 South, Range 6 West W.M., containing 6.47 acres, more or less:

EXCEPT the following described parcel to wit:  
 Beginning at a point from which the Southeast corner of Lot 1, Green Valley Orchard Tracts as recorded in Volume 4, page 69, Plat Records of Douglas County, Oregon, bears S 52°07'04" E 758.81 feet; thence N 54°57'20" E 80.49 feet to a 1/2" iron rod; thence N 0°22' W 100.01 feet to a 1/2" iron rod; thence S 87°37' W 129.51 feet to a 1/2" iron rod; thence continuing S 87°37' W 25.0 feet to the center of a creek; thence along the centerline of said creek S 5°27'44" W 71.07 feet to a point and S 20°55'54" E 76.98 feet to a point; thence leaving said creek N 87°37' E 30.0 feet to a 1/2" iron rod; thence continuing N 87°37' E 38.44 feet to the Point of Beginning, situated in Lot 1, of said Green Valley Orchard Tracts in Section 2, Township 28 South, Range 6 West W.M.

SUBJECT TO A 60 foot easement for ingress and egress described as follows:  
 Beginning at a 1/2" iron rod from which the Southeast corner of Lot 1, Green Valley Orchard Tracts, as recorded in Volume 4, page 69, Plat Records of Douglas County, Oregon, bears S 52°07'04" E 758.81 feet; thence N 54°57'20" E 80.49 feet to a 1/2" iron rod; thence S 0°22' E 72.96 feet to a 1/2" iron rod; thence S 54°57'20" W 56.56 feet to a 3/4" iron rod; thence S 87°37' W 174.62 feet to a 1/2" iron rod on the Easterly R/W line of Carnes Road (County Road No. 16); thence along said Easterly R/W line, along an arc of a 1402.40 foot radius curve right (the long chord of which bears N 6°00' W) 60.12 feet to a 1/2" iron rod; thence leaving the Easterly R/W line of said Road, N 87°37' E 160.83 feet to the Point of Beginning, situated in Lot 1, Green Valley Orchard Tracts, in Section 2, Township 28 South, Range 6 West W.M.

**DESCRIPTION:** PARCEL #2  
 Beginning at a point from which the Southeast corner of Lot 1, Green Valley Orchard Tracts as recorded in Volume 4, page 69, Plat Records of Douglas County, Oregon, bears S 52°07'04" E 758.81 feet; thence N 54°57'20" E 80.49 feet to a 1/2" iron rod; thence N 0°22' W 100.01 feet to a 1/2" iron rod; thence S 87°37' W 129.51 feet to a 1/2" iron rod; thence continuing S 87°37' W 25.0 feet to the center of a creek; thence along the centerline of said creek S 5°27'44" W 71.07 feet to a point and S 20°55'54" E 76.98 feet to a point; thence leaving said creek N 87°37' E 30.0 feet to a 1/2" iron rod; thence continuing N 87°37' E 38.44 feet to the Point of Beginning, situated in Lot 1, of said Green Valley Orchard Tracts in Section 2, Township 28 South, Range 6 West W.M., containing 0.47 acres, more or less. TOGETHER WITH A 60 foot easement for ingress and egress described as follows:

Beginning at a 1/2" iron rod from which the Southeast corner of Lot 1, Green Valley Orchard Tracts, as recorded in Volume 4, page 69, Plat Records of Douglas County, Oregon, bears S 52°07'04" E 758.81 feet; thence N 54°57'20" E 80.49 feet to a 1/2" iron rod; thence S 0°22' E 72.96 feet to a 1/2" iron rod; thence S 54°57'20" W 56.56 feet to a 3/4" iron rod; thence S 87°37' W 174.62 feet to a 1/2" iron rod on the Easterly R/W line of Carnes Road (County Road No. 16); thence along said Easterly R/W line along an arc of a 1402.40 foot radius curve right (the long chord of which bears N 6°00' W) 60.12 feet to a 1/2" iron rod; thence leaving the Easterly R/W line of said road, N 87°37' E 160.83 feet to the Point of Beginning, situated in Lot 1, said Green Valley Orchard Tracts in Section 2, Township 28 South, Range 6 West W.M.

**APPROVALS:**

*[Signature]*  
 Planning Commission  
 Date 3 December 1975

76-167

*[Signature]*  
 County Surveyor  
 Date 5 Jan 76

*[Signature]*  
 County Clerk  
 Date 11-3-1975

146 Minor Land  
 Records of Douglas County, Oregon  
 DONIS L. WADSWORTH  
 County Clerk

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE RECORDS