

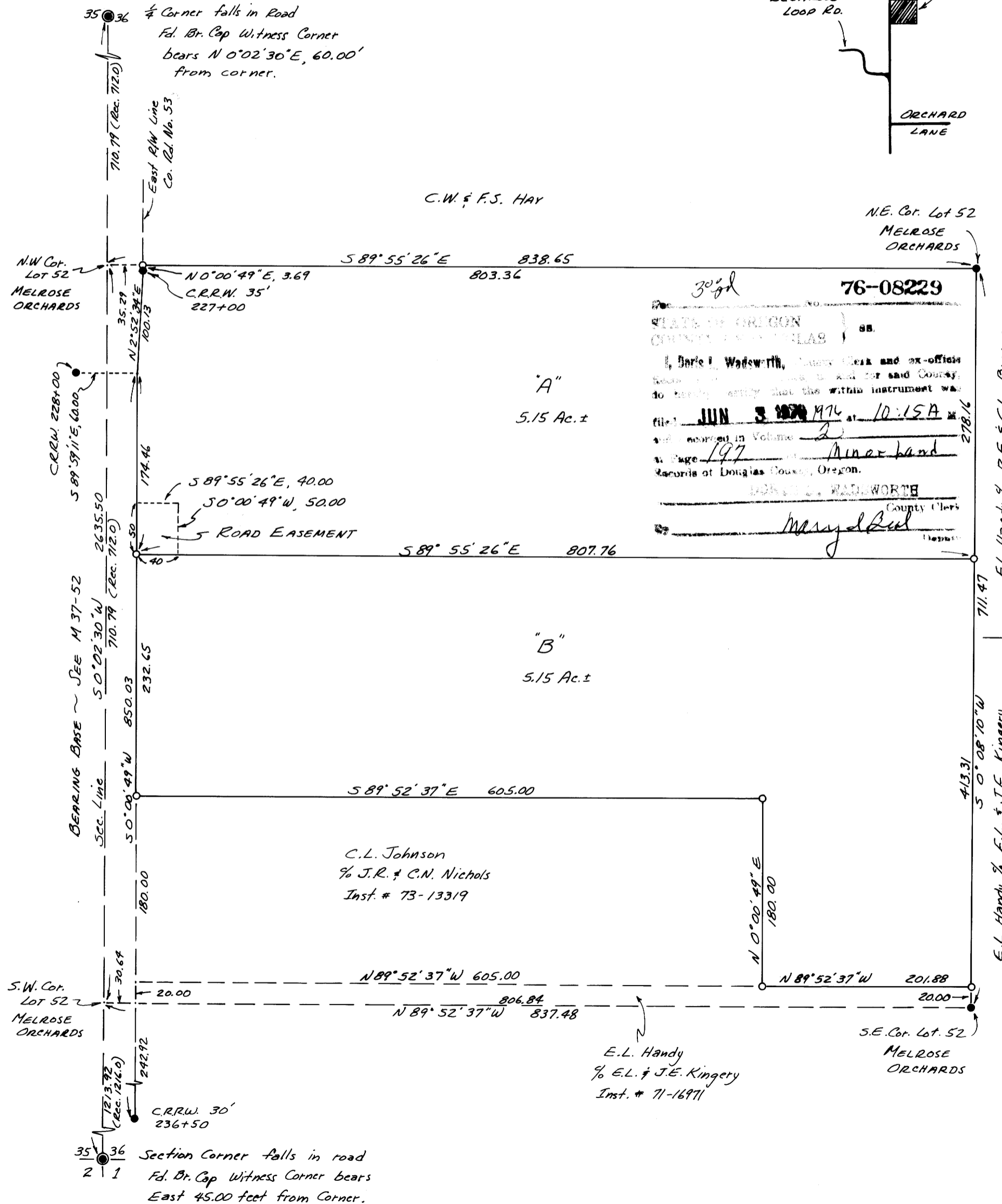
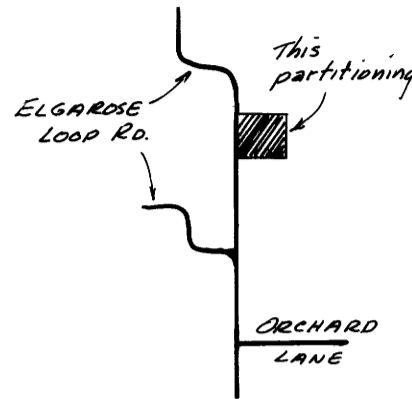
MINOR LAND PARTITIONING
OF A PART OF LOT 52, MELROSE ORCHARDS
IN S.W. 1/4 SEC. 36, T 26 S, R 7 W, W.M.

May 1976

Scale: 1" = 100'

- LEGEND**
- Indicates Set 5/8" x 30" Iron Rod
 - Indicates Found 5/8" Iron Rod

VICINITY SKETCH



PARTITIONER:

Carl L. Johnson
Route 3, Box 3225
Roseburg, OR. 97470

LEGAL OWNER OF RECORD:

Same as above

TOTAL NUMBER OF LOTS:

Two (including original parcel)

MAP PREPARED BY:

Victor M. McLind
Route 4, Box 379
Roseburg, OR. 97470
Phone: 679-7873

FILED
RECEIVED

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Victor M. McLind

PARCEL "A"

A parcel of land lying in Lot 52, Melrose Orchards, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the intersection of the north line of said Lot 52 with the east right-of-way line of County Road No. 53, from which the one-quarter section corner between Sections 35 and 36, Township 26 South, Range 7 West, Willamette Meridian, bears N 89° 55' 26" W 35.29 feet and N 0° 02' 30" E 710.79 feet; thence S 89° 55' 26" E 803.36 feet along the north line of said Lot 52 to a 5/8" iron rod at the northeast corner of said Lot 52; thence S 0° 08' 10" W 278.16 feet along the east line of said Lot 52 to a 5/8" iron rod; thence N 89° 55' 26" W 807.76 feet to a 5/8" iron rod on the east right-of-way line of County Road No. 53; thence following said right-of-way line N 0° 00' 49" E 174.46 feet and N 2° 52' 34" E 100.13 feet to a 5/8" iron rod opposite Engineer's Centerline Station 227+00; thence continuing along said right-of-way line N 0° 00' 49" E 3.69 feet to the point of beginning, and containing 5.15 acres of land, more or less.

Excepting an easement for road purposes as described with Parcel "B"

PARCEL "B"

A parcel of land lying in Lot 52, Melrose Orchards, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the east line of said Lot 52, from which the northeast corner of said Lot 52 bears N 0° 08' 10" E 278.16 feet, also from which point of beginning the one-quarter corner between Sections 35 and 36, Township 26 South, Range 7 West, Willamette Meridian, bears N 0° 08' 10" E 278.16 feet, N 89° 55' 26" W 838.65 feet, and N 0° 02' 30" E 710.79 feet; thence from said point of beginning, S 0° 08' 10" W 413.31 feet along the east line of said Lot 52 to a 5/8" iron rod from which the southeast corner of said lot 52 bears S 0° 08' 10" W 20.00 feet; thence N 89° 52' 37" W 201.88 feet to a 5/8" iron rod; thence N 0° 00' 49" E 180.00 feet to a 5/8" iron rod; thence N 89° 52' 37" W 605.00 feet to a 5/8" iron rod on the east right-of-way line of County Road No. 53; thence N 0° 00' 49" E 232.65 feet along said right-of-way line to a 5/8" iron rod; thence S 89° 55' 26" E 807.76 feet to the point of beginning, and containing 5.15 acres of land, more or less.

Including an easement for road purposes over the following described parcel: Beginning at the northwest corner of the above described parcel of land; thence N 0° 00' 49" E 50.00 feet along the east right-of-way line of County Road No. 53 to a point; thence S 89° 55' 26" E 40.00 feet to a point; thence S 0° 00' 49" W 50.00 feet to a point; thence N 89° 55' 26" W 40.00 feet to the point of beginning.

APPROVALS:

Richard [Signature]
Planning Commission

Francis L. Ingram
County Surveyor

28 May 1976
date

2 June 76
date

M60-32

M60-32