

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

Vol. 2 pg. 214

FILED  
RECEIVED

JUL 13 1976

PARTITIONER:

Earl Shaffer  
Rt. 3, Box 1917  
Roseburg, Oregon 97470  
673-3234

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

LEGAL OWNER:

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

## LEGEND

- ⊙ — Set spike from references (per M52-12A)
- — Found 5/8" iron rod - M52-12A
- — Set 5/8" iron rod

JULY 1976

SCALE: 1" = 100'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

NUMBER OF LOTS:

2

WATER SUPPLY:

Well

SEWAGE:

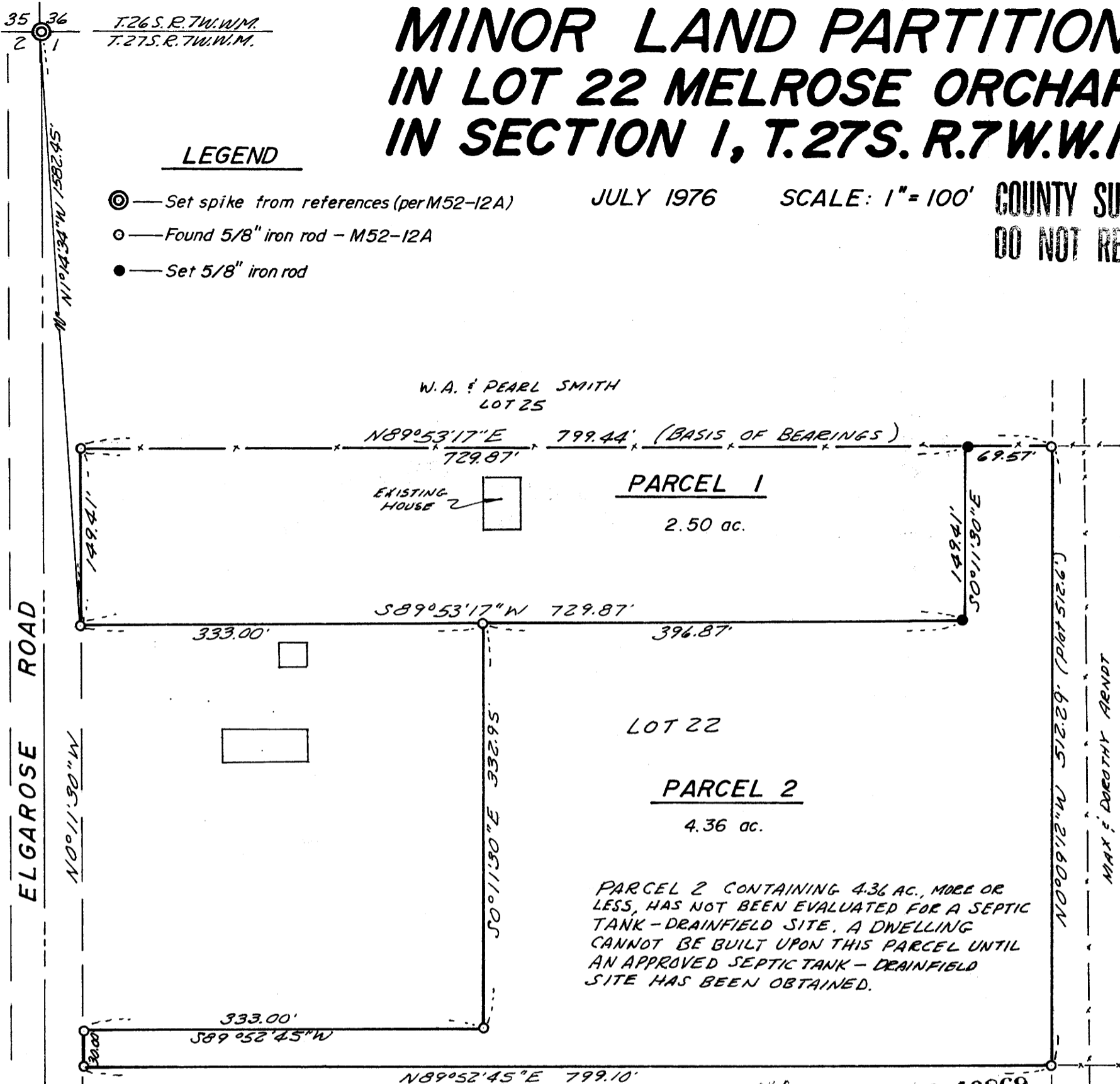
Sub-surface

MAP PREPARED BY:

Baughman Surveying Service  
P.O. Box 222,  
Roseburg, Oregon 97470  
672-5971

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492



PARCEL 2 CONTAINING 4.36 AC. MORE OR LESS, HAS NOT BEEN EVALUATED FOR A SEPTIC TANK - DRAINFIELD SITE. A DWELLING CANNOT BE BUILT UPON THIS PARCEL UNTIL AN APPROVED SEPTIC TANK - DRAINFIELD SITE HAS BEEN OBTAINED.

## 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 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, 729.87 feet to a 5/8" iron rod; thence leaving said North line S 0°11'30" E 149.41 feet to a 5/8" iron rod; thence S 89°53'17" W 729.87 feet to the Point of Beginning, situated in Lot 22, said Plat of Melrose Orchards, Douglas County, Oregon; containing 2.5 acres, more or less.

### PARCEL #2

Beginning at a 5/8" iron rod from which the Northwest corner of Section 1, Township 27 South, Range 7 West W.M. bears S 89°53'17" W 333.00 feet and N 1°14'34" W 1582.45 feet; thence S 0°11'30" E 332.95 feet to a 5/8" iron rod; thence S 89°52'45" W 333.00 feet to a 5/8" iron rod on the East R/W line of Elgarose Road; thence S 0°11'30" E 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 along the South line of Lot 22, Plat of Melrose Orchards, as recorded in Volume 3, page 2, Plat Records of Douglas County, Oregon, 799.10 feet to a 5/8" iron rod at the Southeast corner thereof; thence N 0°09'12" W along the East line of said Lot 22, 512.29 feet to a 5/8" iron rod at the Northeast corner thereof; thence S 89°53'17" W along the North line of said Lot 22, 69.57 feet to a 5/8" iron rod; thence leaving the North line of said Lot 22, S 0°11'30" E 149.41 feet to a 5/8" iron rod; thence S 89° 53'17" W 396.87 feet to the Point of Beginning, situated in Lot 22, said Plat of Melrose Orchards, Douglas County, Oregon; containing 4.36 acres, more or less.

30<sup>th</sup> 76-10869  
STATE OF OREGON  
COUNTY OF DOUGLAS  
I, Doris L. Wadsworth, Clerk and ex-officio Recorder of said County, do hereby certify that this instrument was filed JUL 14 1976 at 1:01 P.M. and Recorded in Volume 2 at Page 214 as a Minor Land Partition. DOUGLAS COUNTY, OREGON. DORIS L. WADSWORTH  
Mary L. Beal

## APPROVALS:

Richard Reynolds  
Planning Commission

12 July 1976  
Date

Francis L. Ingram  
Douglas County Surveyor

13 July 76  
Date

BASED ON M52-12A

MAP FILE M60-72