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MAR 5 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
TB

**MINOR LAND PARTITION**  
**PART OF LOT 57, MELROSE ORCHARDS**  
**SECTION 36, T. 26 S., R. 7 W., W. M.**  
**FEBRUARY, 1979 SCALE 1" = 100'**

PARTITIONER

Name Don G. Flynn  
Address 1499 Elgarose Road  
Roseburg, Oregon  
Phone 673 6530

LEGAL OWNER OF RECORD

Name Umpqua Savings & Loan  
Address 603 S.E. Jackson  
Roseburg, Oregon  
Phone 672 2655

TOTAL NUMBER OF LOTS 3

MAP PREPARED BY

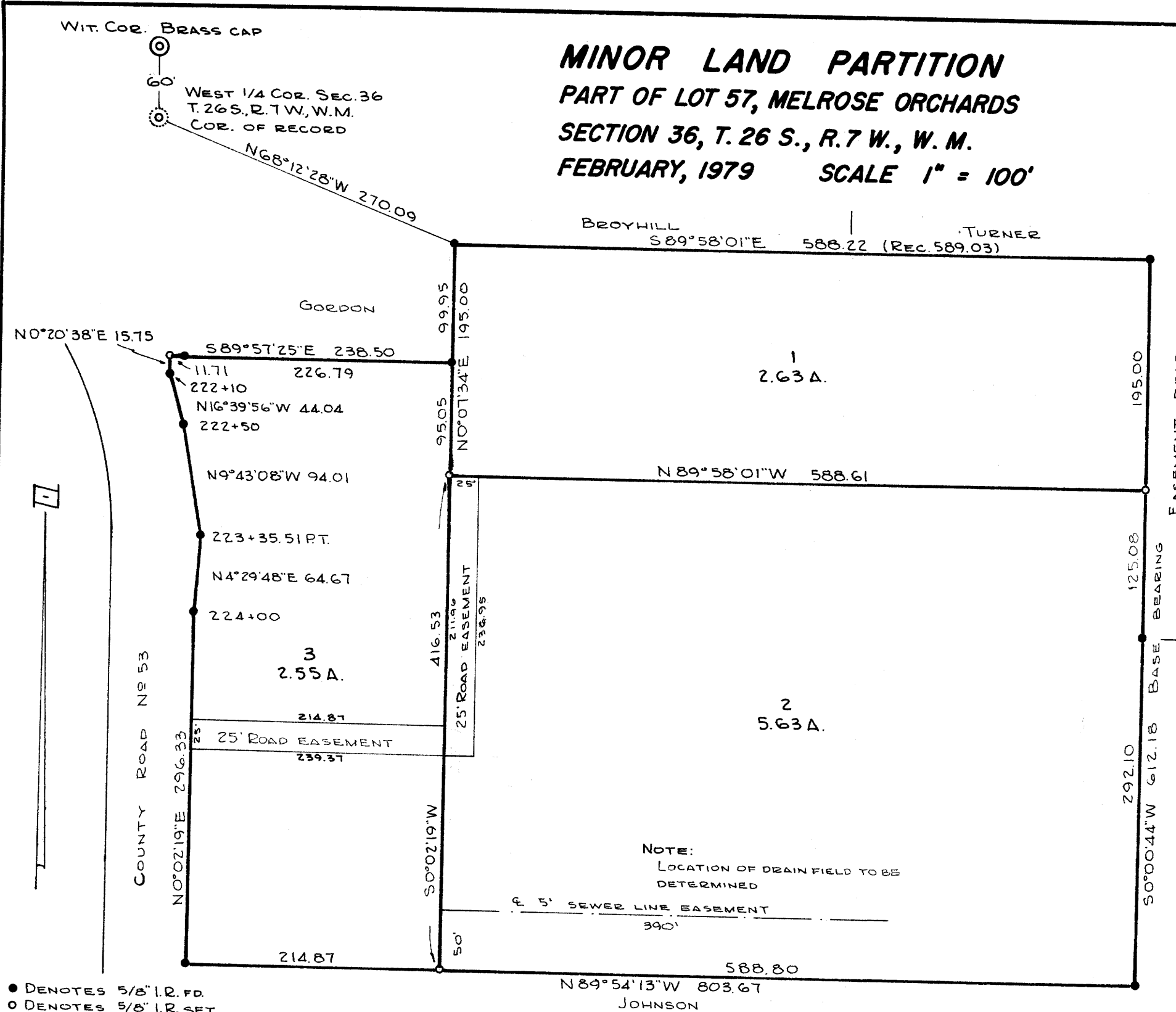
Name R. H. Gee  
Address Rt. 2, Box 975  
Roseburg, Oregon  
Phone 672 2727

SEWER: SEPTIC TANK & DRAINFIELD  
WATER: UMPQUA BASIN WATER ASSOC

APPROVALS

*Keith L. Cubie* 2/28/79  
Planning Commission date

*Francis L. Ingram* 3-5-79  
County Surveyor date



● DENOTES 5/8" I.R. FD  
○ DENOTES 5/8" I.R. SET

LEGAL DESCRIPTION

**Lot 1**  
Beginning at a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 68°12'28" W 270.09 feet; thence S 89°58'01" E 588.22 feet; thence S 0°00'44" W 195.00 feet; thence N 89°58'01" W 588.61 feet; thence N 0°07'34" E 195.00 feet to the place of beginning, all lying in Lot 57, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon

**Lot 2**  
Beginning at a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 40°17'41" W 387.12 feet; thence S 89°58'01" E 588.61 feet; thence S 0°00'44" W 417.18 feet; thence N 89°54'13" W 588.80 feet; thence N 0°02'19" E 416.53 feet to the place of beginning, all lying in Lot 57, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

**Lot 3**  
Beginning at a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 3°27'11" W 200.40 feet; thence S 89°57'25" E 238.50 feet; thence S 0°07'34" W 95.05 feet; thence S 0°02'19" W 416.53 feet; thence N 89°54'13" W 214.87 feet to the east right of way line of County Road No. 53; thence along the east right of way line of County Road No. 53 the following courses and distances; N 0°02'19" E 296.33 feet; N 4°29'48" E 64.67 feet; N 9°43'08" W 94.01 feet; N 16°39'56" W 44.04 feet; N 0°20'38" E 15.75 feet to the place of beginning, all lying in Lot 57, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

A roadway easement 25 feet in width across Lots 3 and 2 to serve Lots 1 and 2 which is described as follows: Beginning at a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 3°59'12" W 508.46 feet which point is on the east right of way line of County Road No. 53; thence East 214.87 feet; thence N 0°02'19" E 211.96 feet; thence S 89°58'01" E 25.00 feet; thence S 0°02'19" W 236.95 feet; thence West 239.37 feet; thence N 0°02'19" E 25.00 feet along the east right of way line of County Road No. 53 to the place of beginning, all lying in Lot 57, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

A sewer line easement, 5 feet in width, across Lot 2, the centerline of which is described as follows: Beginning at a point on the west line of Lot 2, from which point the one quarter section corner to Sections 35 and 36, T. 26 S., R. 7 W., W. M. bears N 20°02'10" W 707.48 feet; thence S 89°54'13" E 390.00 feet to a point from which the one quarter section corner to Sections 35 and 36, T. 26 S., R. 7 W., W. M. bears N 44°01'01" W 921.19 feet, all lying in Lot 57, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*R. H. Gee*  
MAR 5 1979  
R. H. GEE  
101

MAR 5 1979  
BY *Mary Seal*  
DEPUTY  
No. \_\_\_\_\_ FEE \_\_\_\_\_

'79-03671

166-17-90