

FILED
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COUNTY SURVEYOR
DOUGLAS COUNTY, OR.
78

Basis of Bearings is
West line of Lot 1.

MINOR LAND PARTITION OF LOT 2,
MELROSE PARK SUBDIVISION IN
SEC. 1, T 27 S, R 7 W, W. M.
DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BA Shaner

OREGON
OCT. 4, 1987
BRUCE A SHANER
430



Scale: 1" = 60'

April 13, 1979

COUNTY SURVEYORS FILE DATA
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Minor Land Partition of Lot 2, Melrose Park Subdivision in Sec. 1, T 27 S, R 7 W, W. M., Douglas County, Oregon

PARTITIONERS & LEGAL OWNERS OF RECORD:

Alfred T. & Viola J. Wilborn
Rt. 3, Box 1100
Melrose, Oregon 97470

Rodger E. & Patricia A. Busse
Rt. 3, Box 1818
Melrose, Oregon 97470

TOTAL NUMBER OF LOTS: 3

WATER SUPPLY: Umpqua Basin Water Assn., Inc.

SEWER DISPOSAL: Septic tank

MAP PREPARED BY:

Shaner Engineering, Inc.
Roseburg, Oregon 97470

Lot 1 Description

Beginning at a 5/8 inch iron rod on the south right of way boundary of Orchard Lane, Douglas County Road No. 253, from which the Southwest Corner of Donation Land Claim No. 41, T27S, R7W, W.M., bears S61°03'42.4"E a distance of 707.63 feet;

thence from point of beginning, leaving said southerly right of way boundary of Orchard Lane and bearing S3°12'25.2"E a distance of 341.37 feet to a 5/8 inch iron rod; thence S8°40'12.4"E a distance of 226.00 feet to a 5/8" Iron Rod; thence S59°02'35.5"W a distance of 37.00 feet to a 5/8 inch iron rod at an angle corner of Lot 2 of the Melrose Park, a subdivision in Section 1, T27S, R7W, W.M., Douglas County, Oregon;

thence along the boundary of said Lot 2 of Melrose Park the following bearings and distances:

thence S59°02'35.5"W a distance of 259.39 feet to a 5/8 inch iron rod; thence N0°11'30.5"W a distance of 223.69 feet to a 5/8 inch iron rod; thence N89°57'33.5"E a distance of 66.34 feet to a 5/8 inch iron rod; thence North a distance of 447.05 feet to a 5/8 inch iron rod on the southerly right of way boundary of said Orchard Lane;

thence N71°16'11.8"E along the southerly right of way boundary of Orchard Lane a distance of 143.00 feet to the point of beginning, containing 2.50 Acres, more or less, and all being situated in Lot 2 of Melrose Park, a subdivision in Section 1, T27S, R7W, W.M., Douglas County, Oregon.

Lot 2 Description

Beginning at a 5/8 inch iron rod on the south right of way boundary of Orchard Lane, Douglas County Road No. 253, from which the Southwest Corner of Donation Land Claim No. 41, T27S, R7W, W.M., bears S61°03'42.4"E a distance of 707.63 feet;

thence from point of beginning N71°16'11.8"E along the southerly right of way boundary of said Orchard Lane a distance of 74.21 feet to a 5/8 inch iron rod;

thence continuing along said southerly boundary of Orchard Lane the following bearings and distances:

thence along a 1414.79 foot radius curve to the right a distance of 251.88 feet (the long chord of which bears N76°18'53.6"E a distance of 251.55 feet) to a 5/8 inch iron rod;

thence N81°30'05.9"E a distance of 40.00 feet to a 5/8 inch iron rod;

thence leaving said southerly right of way boundary of Orchard Lane and bearing S11°53'37.2"E a distance of 351.97 feet to a 5/8 inch iron rod;

thence S78°07'56.6"W a distance of 416.59 feet to a 5/8 inch iron rod;

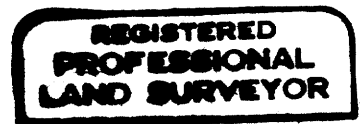
thence N3°12'25.2"W a distance of 341.37 feet to the point of beginning, containing 3.13 Acres, more or less, and all being situated in Lot 2 of Melrose Park, a subdivision in Section 1, T27S, R7W, W.M., Douglas County, Oregon.

Lot 3 Description

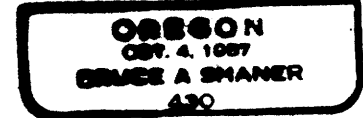
Lot 2 of Melrose Park, a subdivision in Section 1, T27S, R7W, W.M., Douglas County, Oregon, less above described Lots 1 & 2, containing 17.29 acres, more or less.

Keith L. Cubic 4/19/79
Planning Commission Date

Francis L. Ingram 4-20-79
County Surveyor Date



BA Shaner



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:

April 13, 1979

1979 APR 20 AM 11 54

BY Maryel Deal
DEPUTY
No. _____ FEE 6.00

79-06394

DOUGLAS COUNTY OFFICIAL RECORDS

FILED 7
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APR 20 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, OR.

TB

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MAP FILE M76-598

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