

MINOR LAND PARTITION

IN LOT 12, MELROSE ORCHARDS SUBDIVISION,
SECTION 2, T27S, R7W, W.M., DOUGLAS COUNTY OREGON
JANUARY, 1979
SCALE: 1"=200'

SURVEYOR: RUSSELL T. PINARD
6550 NW SUMAC
CORVALLIS, OREGON 97330
745-7246

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell T. Pinard

OREGON
JULY 16, 1971
RUSSELL T. PINARD
958
12-11-78

FILED
RECEIVED JHH

JUN 27 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
JHB

APPROVALS:

Keith L. Cubie
PLANNING COMMISSION

6/22/79
DATE

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

6-26-79
DATE

DESCRIPTIONS:

PARCEL 1

The northerly 150¹⁹ feet of Lot 12, Melrose Orchards, Douglas County, Oregon, excepting the easterly 30⁰⁰ feet to the centerline of County Road #53 (Elgarose Rd.), containing 4.04 acres, more or less.

PARCEL 2

Beginning at a 5/8" rebar on the west line of Lot 12, Melrose Orchards, Douglas County, Oregon, said point being S0°28'55"W 150¹⁹ feet from the Northwest Corner thereof; thence S89°56'39"E 1171¹⁹ feet to a 3/8" rebar on the west line of County Road #53 (Elgarose Rd.), thence along said west line S0°10'E 180²⁸ feet to a 3/8" rebar, thence N89°56'39"W 1170²¹ feet to the west line of Lot 12, Melrose Orchards, thence N0°28'55"W 180²⁹ feet to the point of beginning, containing 4.85 acres, more or less.

PARCEL 3

Beginning at the Southwest Corner of Lot 12 Melrose Orchards, Douglas County, Oregon, thence along the west line of said Lot 12 N0°28'55"W 182¹² feet to a 3/8" rebar, thence S89°56'39"E 1170²¹ feet to the west line of County Road #53 (Elgarose Rd.), thence along said west line S0°10'E 181⁴² feet to a 5/8" rebar on the south line of Lot 12, Melrose Orchards, thence along the south line of said Lot 12, N89°58'42"W 1169²⁰ feet to the point of beginning, containing 4.88 acres, more or less.

NONEXCLUSIVE DRAINFIELD EASEMENTS FOR CONSTRUCTION, USE, MAINTENANCE AND REPAIR OF SUBSURFACE DISPOSAL SYSTEM

1. ☪ of a 30' Wide drainfield easement for Parcel 2 on Parcel 1

Beginning at a point on the south line of Parcel 1, said point being N89°56'39"W 268⁰⁰ feet from the S.E. Corner of said parcel 1; thence N21°49'35"W 43⁵³ feet.

2. ☪ of a 30' Wide drainfield easement for Parcel 2 on Parcel 3

Beginning at a point on the north line of Parcel 3, said point being N89°56'39"W 98⁰⁰ feet from the N.E. Corner of said Parcel 3; thence S34°12'41"E 22²³ feet.

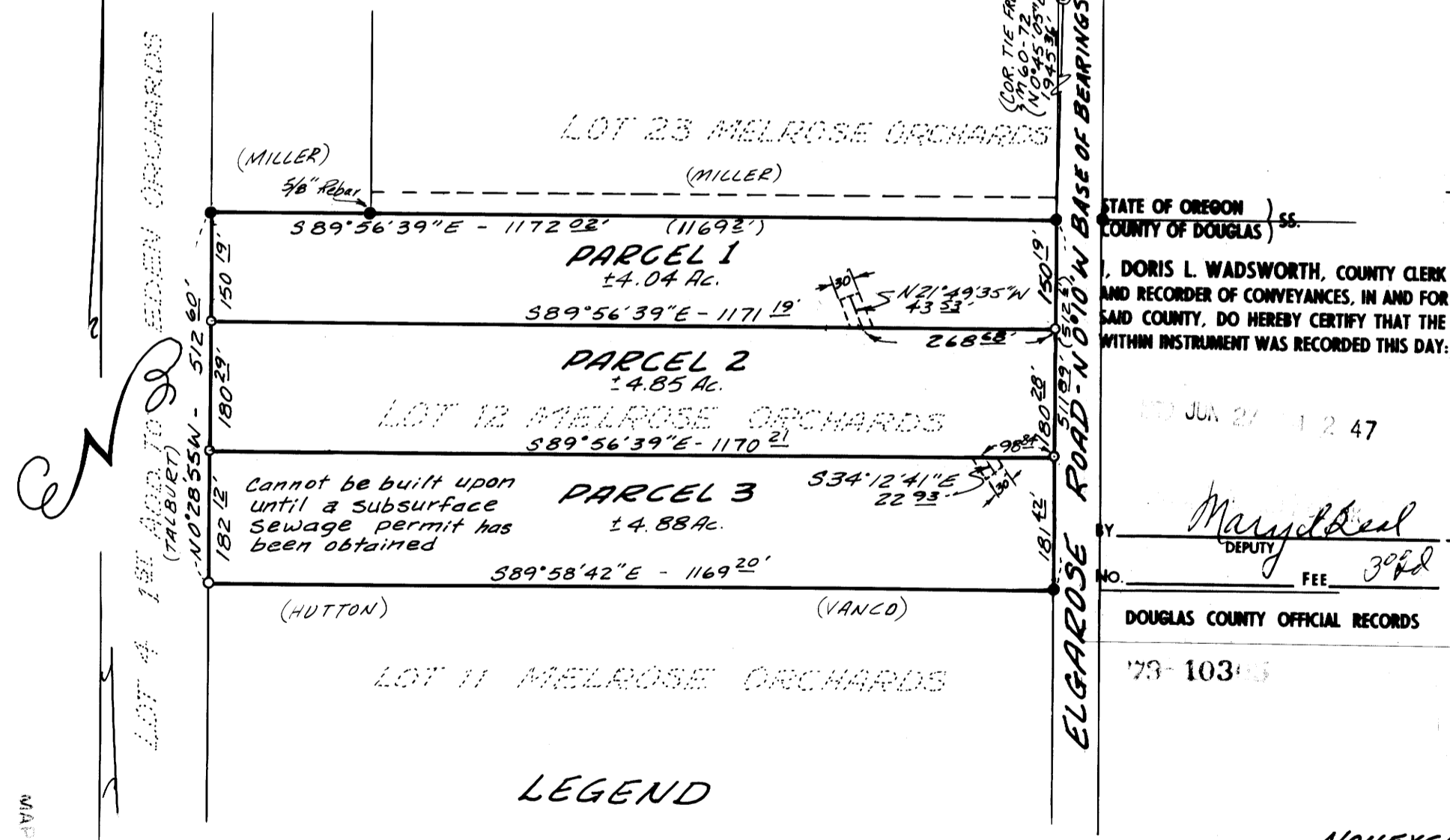
PARTITIONER & OWNER: JOE W. & LINDA K. REED
Rt 3 BOX 323B
ELGAROSE ROAD
ROSEBURG, OREGON 97470
673-5858 RES. 673-1159 OFFICE

NO. OF PARCELS: 3

WATER SUPPLY: UMPQUA WATER BASIN OR WELL

SEWER: BY APPROVED SEPTIC TANK

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 NE VINE ST.
"FRONTIER VILLAGE"
ROSEBURG, OREGON
672-7151 97470



STATE OF OREGON
COUNTY OF DOUGLAS } ss.
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:

JUN 27 1979

Mary Deel
DEPUTY
FEE 30.00

DOUGLAS COUNTY OFFICIAL RECORDS

73-103

LEGEND

- FOUND 3/4" REBAR (UNLESS OTHERWISE SHOWN)
- SET 3/8" X 30" REBAR
- ⊙ SECTION CORNER 35/36 T265, R7W, W.M.
- () RECORD INFORMATION 2/1 T275, R7W, W.M.

DO NOT REMOVE FROM OFFICE