

MINOR LAND PARTITION

**LOT 61, MELROSE ORCHARDS
 SECTION 36, T. 26 S., R. 7 W., W. M.
 JUNE, 1979 SCALE 1" = 100'**

FILED
 RECEIVED
 JUL 2 1979
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 JB

PARTITIONER

Name Donald & Pearl Mulder
 Address 1044 Valley Road
 Roseburg, Oregon
 Phone 672 3935

MAP PREPARED BY

Name R. H. Gee
 Address 914 Cleveland Rapids Road
 Roseburg, Oregon
 Phone 672 2727

LEGAL OWNER OF RECORD
 Same as above

TOTAL NUMBER OF LOTS 3

WATER SOURCE Umpqua Basin Water Assoc.

SEWAGE DISPOSAL Sub-surface

WEST 1/4 COR. SECTION 36
 T. 26 S., R. 7 W., W. M.
 COR. OF RECORD
 N 89°10'47" W 2622.77

LEGAL DESCRIPTION

Parcel 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 89°10'47" W 2622.77 feet; thence East 299.46 feet; thence North 235.00 feet; thence S 36°09'05" E 73.30 feet; thence S 55°37'10" E 95.27 feet; thence S 70°54'20" E 99.08 feet; thence South 539.12 feet; thence West 510.51 feet; thence N 0°34'02" W 449.54 feet to the place of beginning, all lying in Lot 61, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

Parcel 2

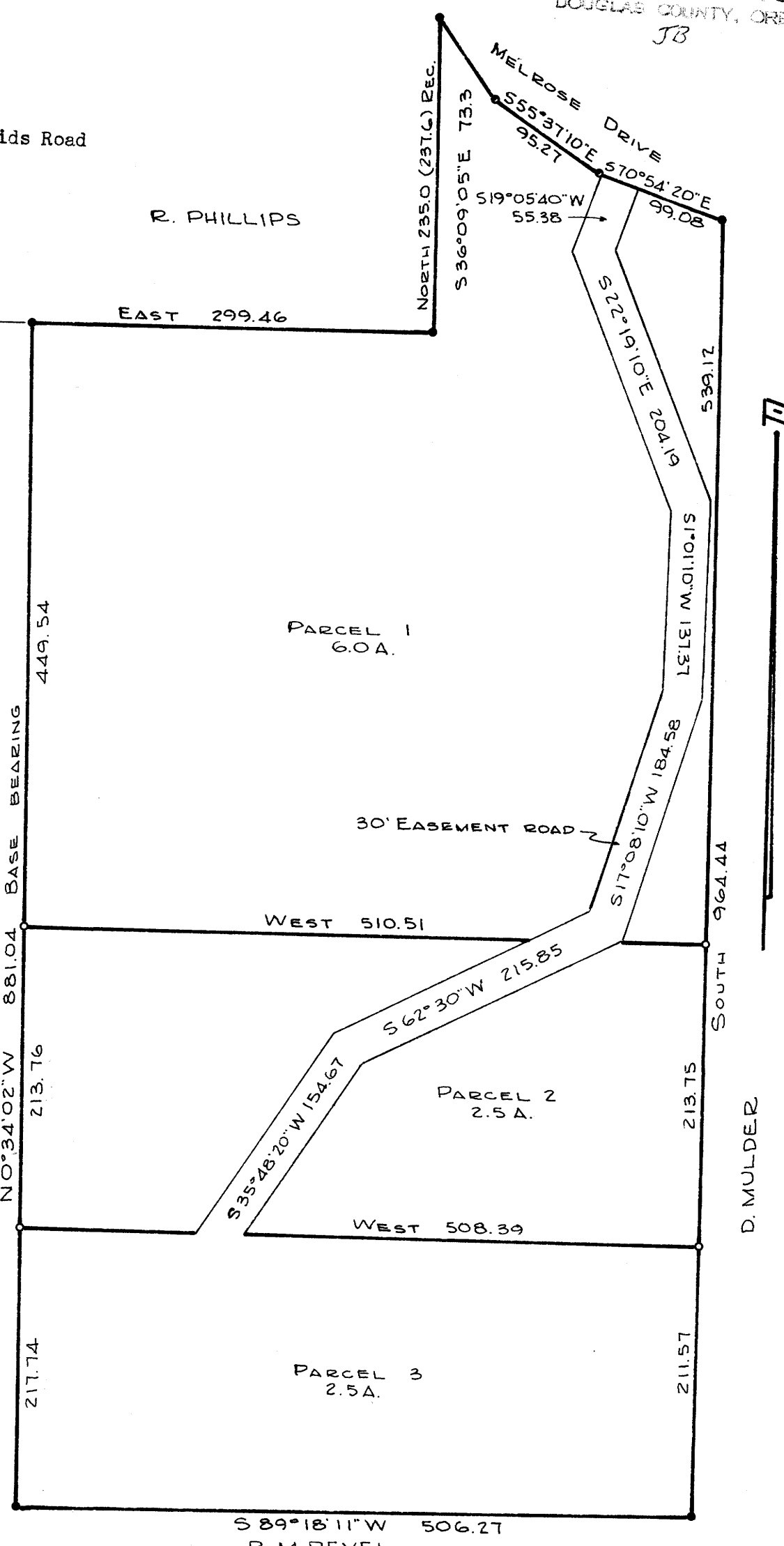
Beginning at a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 79°29'45" W 2671.72 feet; thence East 510.51 feet; thence South 213.75 feet; thence West 508.39 feet; thence N 0°34'02" W 213.76 feet to the place of beginning, all lying in Lot 61, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

Parcel 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 75°04'26" W 2720.87 feet; thence East 508.39 feet; thence South 211.57 feet; thence S 89°18'11" W 506.27 feet; thence N 0°34'02" W 217.74 feet to the place of beginning, all lying in Lot 61, Melrose Orchards, Section 36, T. 26 S., R. 7 W., W. M., Douglas County, Oregon.

Roadway Easement

A roadway easement, 30 feet in width, over and across Parcels 1 and 2 to the north boundary of Parcel 3, the centerline of which is described as follows: Beginning at a point on the south right of way line of Melrose Drive from which point the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears S 88°30'57" W 3059.94 feet; thence S 19°05'40" W 55.38 feet; thence S 22°19'10" E 204.19 feet; thence S 1°01'10" W 137.37 feet; thence S 17°08'10" W 184.58 feet; thence S 62°30' W 215.85 feet; thence S 35°48'20" W 154.67 feet to a point from which the west one quarter section corner to Section 36, T. 26 S., R. 7 W., W. M. bears N 75°50'55" W 2866.59 feet, all lying in Lot 61, 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:

1979 JUL 2 11 2 12

APPROVALS:

Keith S. Cubie
 Planning Commission

6/29/79 BY *Mary J. Deal*
 date DEPUTY
 No. *302*

Francis L. Ingram
 County Surveyor

7-2-79 DOUGLAS COUNTY OFFICIAL RECORDS
 date

79-10512

- DENOTES 3/8" I.R. FD.
- DENOTES 3/8" I.R. SET
- DENOTES FENCE COR.

RECORDED
 PROCEEDINGS
 COUNTY OF DOUGLAS
 JUL 2 1979
 R. H. Gee
 COUNTY SURVEYOR

265-19-79