

MINOR LAND PARTITIONING

Part of Lot 36, Melrose Orchards in Section 36, T26S, R7W, W.M., and in NE 1/4 Sec 1, T27S, R.7 W. W.M.

Legend:

- Fd. 1/2" I.P.
- Fd. 5/8" I.R.
- Set 5/8" I.R.

March 14, 1980

Bearings based on south line of Lot 45, S. 89° 56' E. per Minor Land Partition No. M74-15

NARRATIVE: The partitioning of Lot 36 is based upon Instrument Nos. 67-12968 and 72-5873, the line of occupation is the existing fence line and was constructed by mutual agreement; Found corners are as shown on Minor Land Partition No. M74-15. Road Right of Way width as per original plat (30') and additional taking (30') by the county.

REGISTERED OREGON LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964 BRUCE R. ROGERS 660

FILED RECEIVED

APR 1 1980

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

PARTITIONER: Alfred Reed McLaughlin and Virginia Anita McLaughlin 579 Valley Road 672-3951

LEGAL OWNER OF RECORD: SAME

NUMBER OF LOTS: 2

SEWAGE DISPOSAL: Septic tank for Parcel #2 Approved septic site for Parcel #1

WATER SUPPLY: Umpqua Basin Water

MAP PREPARED BY: Bruce R. Rogers N.W. Calkins Road Roseburg, OR 97470

STATE OF OREGON ) ss. COUNTY OF DOUGLAS )

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:

1980 MAR 31 PM 4 34

DORIS L. WADSWORTH DOUGLAS COUNTY CLERK

BY Mary Deal DEPUTY

NO. Fee 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

DESCRIPTIONS: COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

80-04606

PARCEL #1

Beginning at a point in the south line of Lot 45, Melrose Orchards Subdivision, from which point the east quarter corner of Section 36, T26S, R7W, W.M., bears S. 89° 56' E. 529.57 feet, N. 0° 04' W. 456.70 feet, S. 89° 56' E. 27.30 feet and N. 0° 06' E. 2328.38 feet; thence N. 89° 56' W. along said south line 485.00 feet to a point in the easterly right of way line of Valley Road; thence S. 0° 04' E. along said right of way line 228.35 feet; thence S. 89° 56' E. 485.00 feet to a 5/8" iron rod set in the deed line of that property conveyed to A. R. McLaughlin and V. A. McLaughlin by Instrument No. 72-5873, Deed Records, Douglas County, Oregon; thence continuing S. 89° 56' E. 30.00 feet to a 5/8" iron rod set in the line of occupation; thence N. 0° 04' W. along said line 228.35 feet to a point in the south line of Lot 45; thence N. 89° 56' W. 30.00 feet to the point of beginning. All lying in Lot 36, Melrose Orchards and containing 2,699 acres, more or less, 2,542 acres within deed lines and 0.157 acres in occupied area.

PARCEL #2

Beginning at a point in the south line of Lot 45, Melrose Orchards Subdivision, from which point the east quarter corner of Section 36, T26S, R7W, W.M., bears S. 89° 56' E. 529.57 feet, N. 0° 04' W. 456.70 feet, S. 89° 56' E. 27.30 feet and N. 0° 06' E. 2328.38 feet; thence S. 0° 04' E. 228.35 feet to the true point of beginning; thence N. 89° 56' W. 485.00 feet to a point in the easterly right of way line of Valley Road; thence S. 0° 04' E. 228.35 feet to a point in the south line of Lot 36, said Melrose Orchards; thence S. 89° 56' E. along said south line 485.00 feet to a 5/8" iron rod set in the deed line of that property conveyed to A.R. McLaughlin and V. A. McLaughlin by Instrument No. 72-5873, Deed Records, Douglas County, Oregon; thence continuing S. 89° 56' E. 30.00 feet to a 5/8" iron rod set in the line of occupation; thence N. 0° 04' W. along said line 228.35 feet to a point; thence N. 89° 56' W. 30.00 feet to the true point of beginning. All lying in Lot 36, Melrose Orchards and containing 2,699 acres, more or less, 2,542 acres within deed lines and 0.157 acres in occupied area.

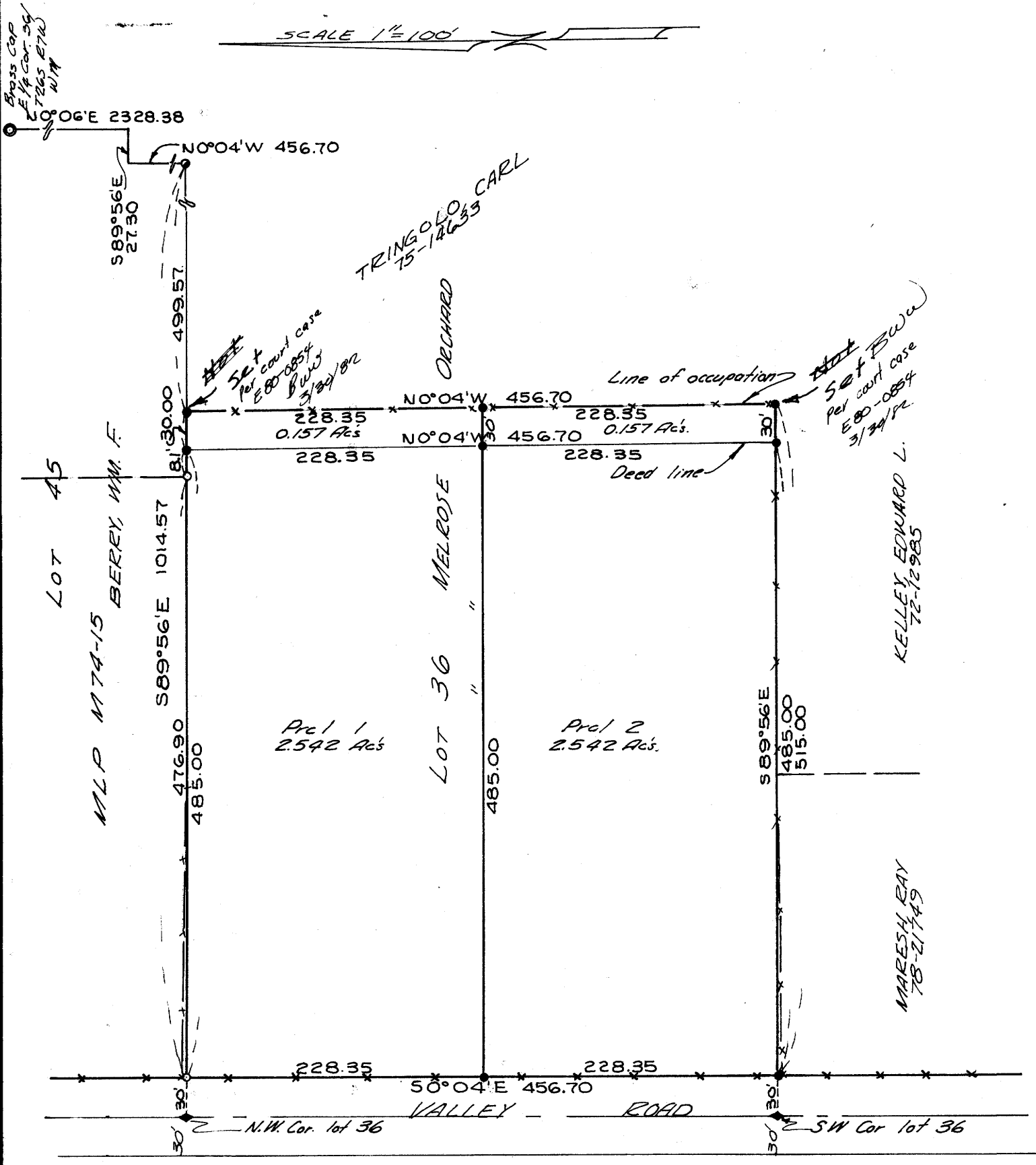
APPROVALS:

Keith L. Culver Planning Commission

3/24/80 Date

Francis L. Ingram County Surveyor

3-31-80 Date



MAP FILE M82-66

M82-66