MAP FILE M 83-56

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

RECEIVED BS
MAY 23 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION

IN LOTS 8 & 9 AND DLC #65,
SEC. 31, T 26S, R6W, W.M., DOUGLAS COUNTY, OREGON
OCT., 1979 SCALE 1"=200'

PARTITIONER & OWNER: WILLIAM D. GAWLEY
1188 MELQUA RD.
ROSEBURG, OREGON, 97470
673-7772

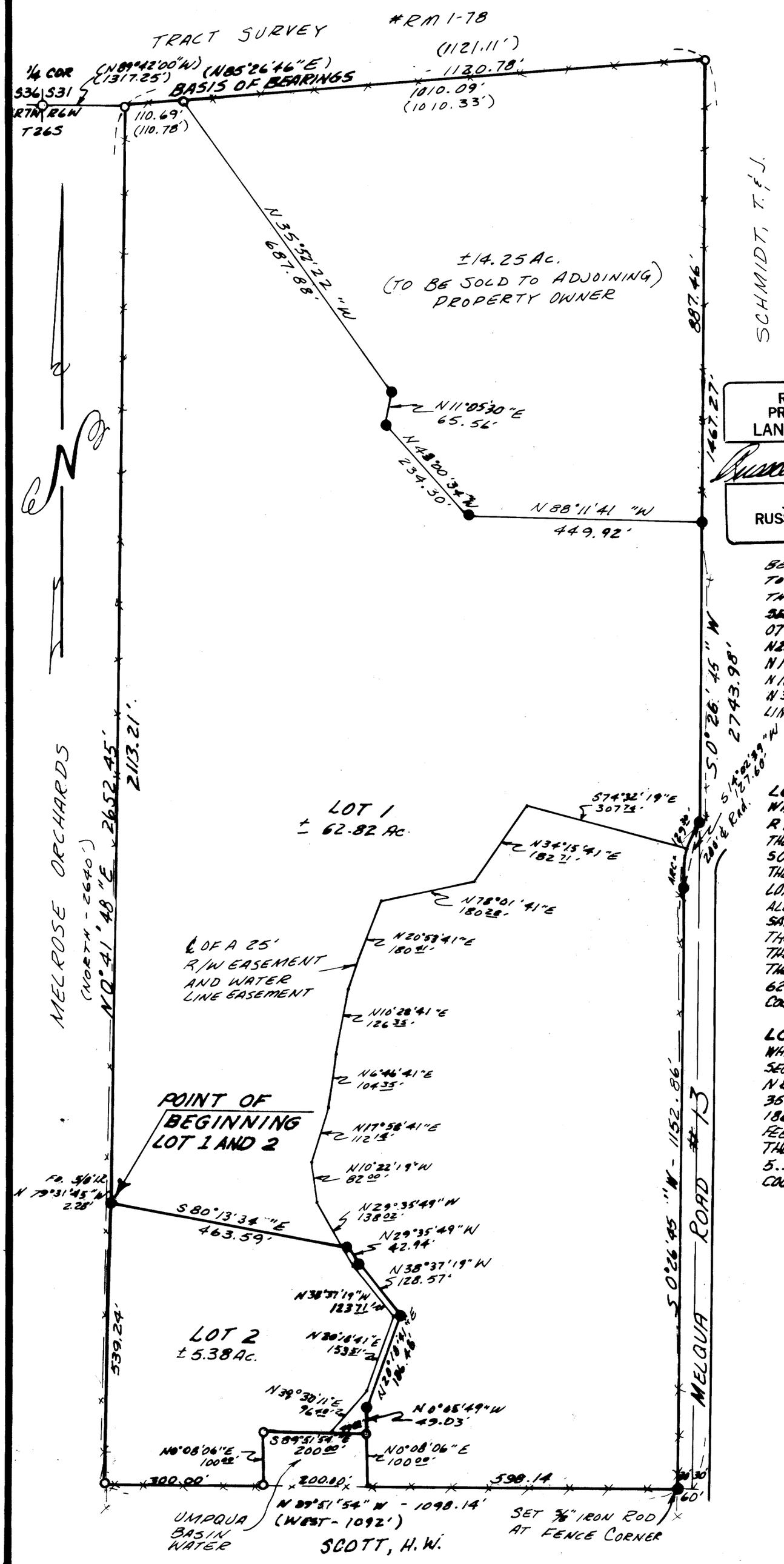
NO. OF PARCELS : 2

WATER SUPPLY : UMPQUA WATER BASIN OR WELL

SEWER : SEPTIC TANK

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

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



REGISTERED PROFESSIONAL LAND SURVEYOR
Russell T. Pinard
OREGON
JULY 16, 1971
RUSSELL T. PINARD
958

LEGEND

- ● SET 5/8" x 30" IRON ROD
- ○ FOUND 5/8" IRON ROD
- ( ) RECORD DATA

℄ OF A 25 FT. WIDE R/W EASEMENT FOR LOT 1, LOT 2 AND UMPQUA BASIN WATER DIST.

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PROPERTY DEEDED TO UMPQUA BASIN WATER DISTRICT, FROM WHICH THE NORTHEAST CORNER THEREOF BEARS S89°51'54"E 49.03 FEET, AND THE 1/4 CORNER COMMON TO SECTION 31, T26S, R6W, W.M. & SECTION 36, T26S, R7W, W.M., BEARS N11°15'07"W, 2605.37 FEET, AND N89°42'00"W 1317.25 FEET; THENCE N39°30'11"E 96.40 FEET; N20°18'41"E, 153.51 FEET; N38°37'19"W, 123.71 FEET; N29°35'49"W, 138.02 FEET; N10°22'19"W, 82.00 FEET; N17°58'41"E, 112.14 FEET; N6°46'41"E, 104.35 FEET; N10°28'41"E, 126.35 FEET; N20°53'41"E, 180.41 FEET; N78°01'41"E, 180.28 FEET; N34°15'41"E, 182.71 FEET; AND S74°32'19"E, 307.74 FEET TO THE WEST RIGHT-OF-LINE OF COUNTY ROAD NO. 13 KNOWN AS MELQUA ROAD.

LOT DESCRIPTIONS

LOT 1 BEGINNING AT A POINT ON THE EAST LINE OF MELROSE ORCHARDS, FROM WHICH THE 1/4 CORNER COMMON TO SECTION 31, T26S, R6W W.M. AND SECTION 36, T26S, R7W, W.M., BEARS N0°41'48"E, 2113.21 FEET AND N89°42'00"W 1317.25 FEET; THENCE N0°41'48"E, 2113.21 FEET; THENCE N85°26'46"E, 1120.78 FEET; THENCE S0°26'45"W, 1467.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELQUA ROAD; THENCE 129.30 FEET ALONG THE ARC OF A 230 FEET RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S14°02'39"W, 127.60 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S0°26'45"W, 1152.86 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N89°51'54"W, 598.14 FEET; THENCE N0°08'06"E 100.00 FEET; THENCE N0°05'49"W, 49.03 FEET; THENCE N20°18'41"E, 186.46 FEET; THENCE N38°37'19"W, 128.57 FEET; THENCE N29°35'49"W, 42.94 FEET; THENCE N80°13'34"W, 463.59 FEET TO THE POINT OF BEGINNING, CONTAINING 62.82 ACRES, MORE OR LESS, ALL IN SECTION 31, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON.

LOT 2 BEGINNING AT POINT ON THE EAST LINE OF MELROSE ORCHARDS, FROM WHICH THE 1/4 SECTION CORNER COMMON TO SECTION 31, T26S, R6W, W.M., AND SECTION 36, T26S, R7W, W.M., BEARS N0°41'48"E, 2113.21 FEET AND N89°42'00"W 1317.25 FEET; THENCE S80°13'34"E, 463.59 FEET; THENCE S29°35'49"E, 42.94 FEET; THENCE S38°37'19"E, 128.57 FEET; THENCE S20°18'41"W, 186.46 FEET; THENCE S0°05'49"E, 49.03 FEET; THENCE N89°51'54"W, 200.00 FEET; THENCE S0°08'06"W, 100.00 FEET; THENCE N89°51'54"W, 300.00 FEET; THENCE N0°41'48"E, 539.24 FEET TO THE POINT OF BEGINNING, CONTAINING 5.38 ACRES, MORE OR LESS, ALL IN SECTION 31, T26S, R6W, 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 DATE

1980 MAY 23 PM 12 04

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY [illegible]
DATE
NO. 5-23-80 FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS

Keith L. Cubic
PLANNING COMMISSION

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

80-07281

Bk. 6 - Pg. 69

MAP FILE M 83-56