

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MINOR LAND PARTITION

OF

LOT 60, MELROSE ORCHARDS SUBD.  
N.W. 1/4 SECTION 36, TOWNSHIP 26 S, RANGE 7 W, W.M.

FOR

DONALD NEFF

DECEMBER, 1979

3/2-6-79 Pg 76

FILED  
RECEIVED

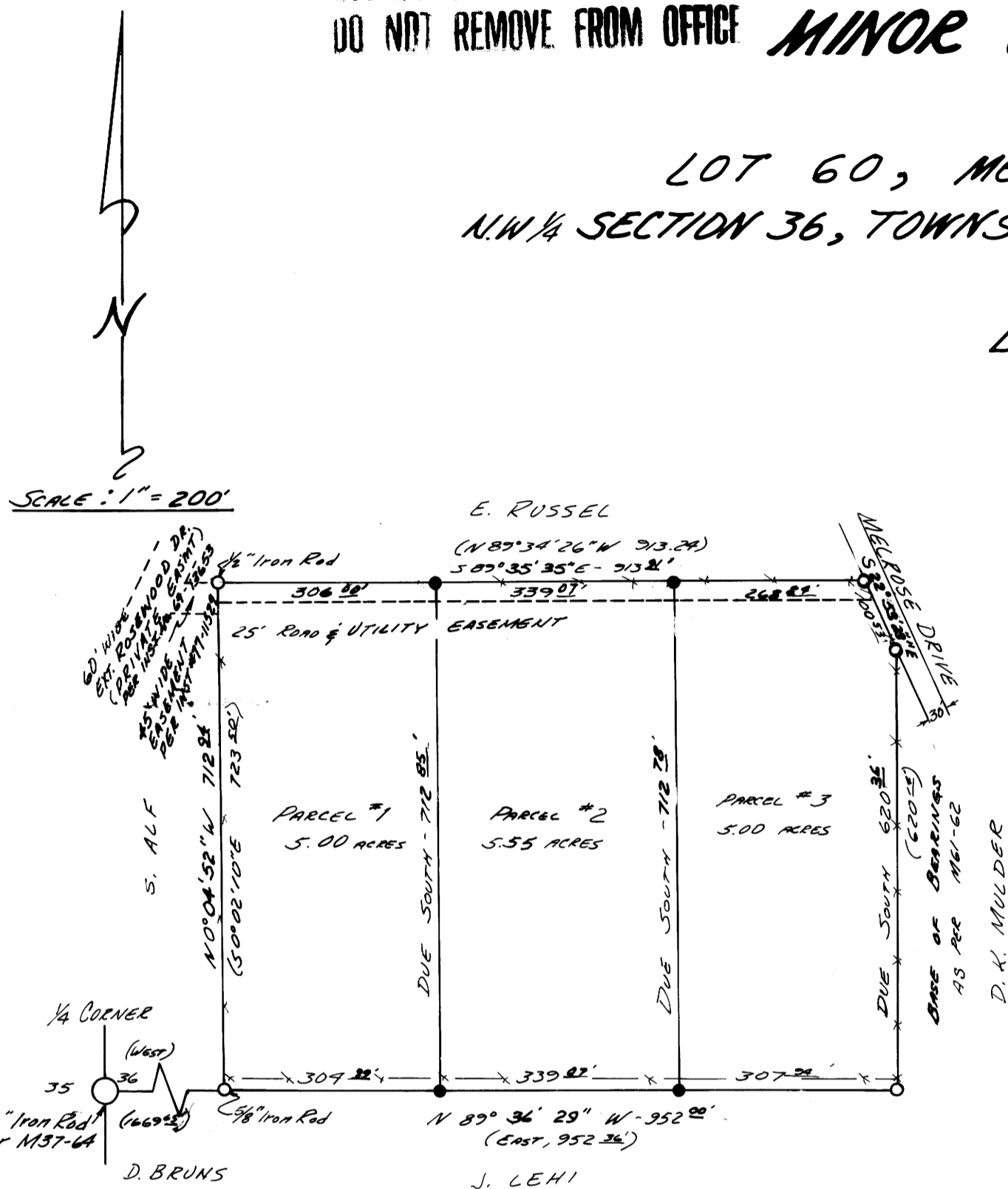
JUN 16 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREG.

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:

1980 JUN 17 AM 9 44



OWNER :

LEE UAN WINKLE  
428 NE. EMERALD DR.  
ROSEBURG, OREGON, 97470  
PHONE: 673-3856

DOUGLAS COUNTY CLERK

Mary J. Deal  
DEPUTY  
FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

PARTITIONERS:

DONALD K. & ELIZABETH MAE NEFF  
3969 ELGAROSE RD.  
ROSEBURG, OREGON, 97470  
PH.: 673-3856

NUMBER OF LOTS:

3

SEWAGE:

SEPTIC TANK

WATER SUPPLY:

UMPUA BASIN WATER DISTRICT

ENGINEER:

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

SURVEYOR:

VICTOR M. MELIND  
1622 NE. VINE STREET  
ROSEBURG, OREGON 97470  
672-4666

Victor M. Melind

UNRESTRICTED 25' WIDE ROAD & UTILITY EASEMENT  
FOR PARCEL #1, PARCEL #2 AND PARCEL #3, 913.91 FEET,  
ALL ALONG THE NORTH LINES OF SAID PARCELS, PLUS  
AN UNRESTRICTED RIGHT TO USE THE EASEMENTS  
DESCRIBED IN INSTRUMENT NOS. 69-13653 AND 77-11589

## LEGEND

- FOUND 3/4" IRON ROD, OR AS SHOWN
- SET 5/8" x 30" REBAR
- ( ) RECORD INFORMATION

SUBJECT TO:

1. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO UMPQUA BASIN WATER ASSOCIATION, RECORDERS NO. 71-2499, RECORDS OF DOUGLAS COUNTY, OREGON.
2. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO DOUGLAS ELECTRIC COOPERATIVE, RECORDERS NO. 71-13446, RECORDS OF DOUGLAS COUNTY, OREGON.

## DESCRIPTIONS

**PARCEL I** BEGINNING AT THE NORTHWEST CORNER OF LOT 60, MELROSE ORCHARDS, DOUGLAS COUNTY, OREGON, FROM WHICH THE ONE-QUARTER SECTION CORNER COMMON TO SEC. 35 & SEC. 36, T.26S, R.7W, W.M. BEARS S 0° 04' 52" E, 712.95 FEET AND WEST, 1669.55 FEET; THENCE S 89° 35' 35" E, 306.02 FEET; THENCE SOUTH 712.85 FEET; THENCE N 89° 36' 29" W, 304.22 FEET; THENCE N 0° 04' 52" W, 712.95 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 60, MELROSE ORCHARDS, SECTION 36, T.26S, R.7W, W.M., DOUGLAS COUNTY, OREGON, CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO A 25' WIDE R/W AND UTILITY EASEMENT ALL ALONG THE NORTH LINE

**PARCEL II** BEGINNING AT A POINT ON THE NORTH LINE OF LOT 60, MELROSE ORCHARDS, DOUGLAS COUNTY, OREGON, FROM WHICH THE ONE-QUARTER SECTION CORNER COMMON TO SECTION 35 & SECTION 36, T.26S, R.7W, W.M. BEARS N 89° 35' 35" W 306.02 FEET, S 0° 04' 52" E, 712.95 FEET AND WEST 1669.55 FEET; THENCE S 89° 35' 35" E, 339.07 FEET; THENCE SOUTH 712.78 FEET; THENCE N 89° 36' 29" W, 339.07 FEET; THENCE NORTH, 712.85 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 60, MELROSE ORCHARDS, SECTION 36, T.26S, R.7W, W.M., DOUGLAS COUNTY, OREGON, CONTAINING 5.55 ACRES, MORE OR LESS, SUBJECT TO A 25' WIDE R/W AND UTILITY EASEMENT ALL ALONG THE NORTH LINE THEREOF.

**PARCEL III** BEGINNING AT A POINT ON THE NORTH LINE OF LOT 60, MELROSE ORCHARDS, DOUGLAS COUNTY, OREGON, FROM WHICH THE ONE-QUARTER CORNER COMMON TO SECTION 35 & SECTION 36, T.26S, R.7W, W.M. BEARS N 89° 35' 35" W, 645.02 FEET, S 0° 04' 52" E, 712.95 FEET AND WEST 1669.55 FEET; THENCE S 89° 35' 35" E 268.82 FEET; THENCE S 22° 53' 23" E 100.53 FEET; THENCE SOUTH, 620.25 FEET; THENCE N 89° 36' 29" W, 307.21 FEET; THENCE NORTH 712.78 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 60, MELROSE ORCHARDS, SECTION 36, T.26S, R.7W, W.M., DOUGLAS COUNTY, OREGON, CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO A 25' WIDE R/W AND UTILITY EASEMENT ALL ALONG THE NORTH LINE THEREOF.

## APPROVALS

Keith L. Cubie

PLANNING COMMISSION

Francis L. Ingram

DOUGLAS COUNTY SURVEYOR

6/11/80

DATE

6-16-80

DATE

MAP FILE: M 83-79

MAP FILE: M 83-79