

COUNTY SURVEYORS FILE DATA

SURVEY IN SW 1/4 SECTION 31, TWP. 26 S., RNG. 6 W., W.M.
Lot 100 Melrose Orchards
June, 1980

DO NOT REMOVE FROM OFFICE

Scale 1" = 100'

3k. 6- Pg 92A

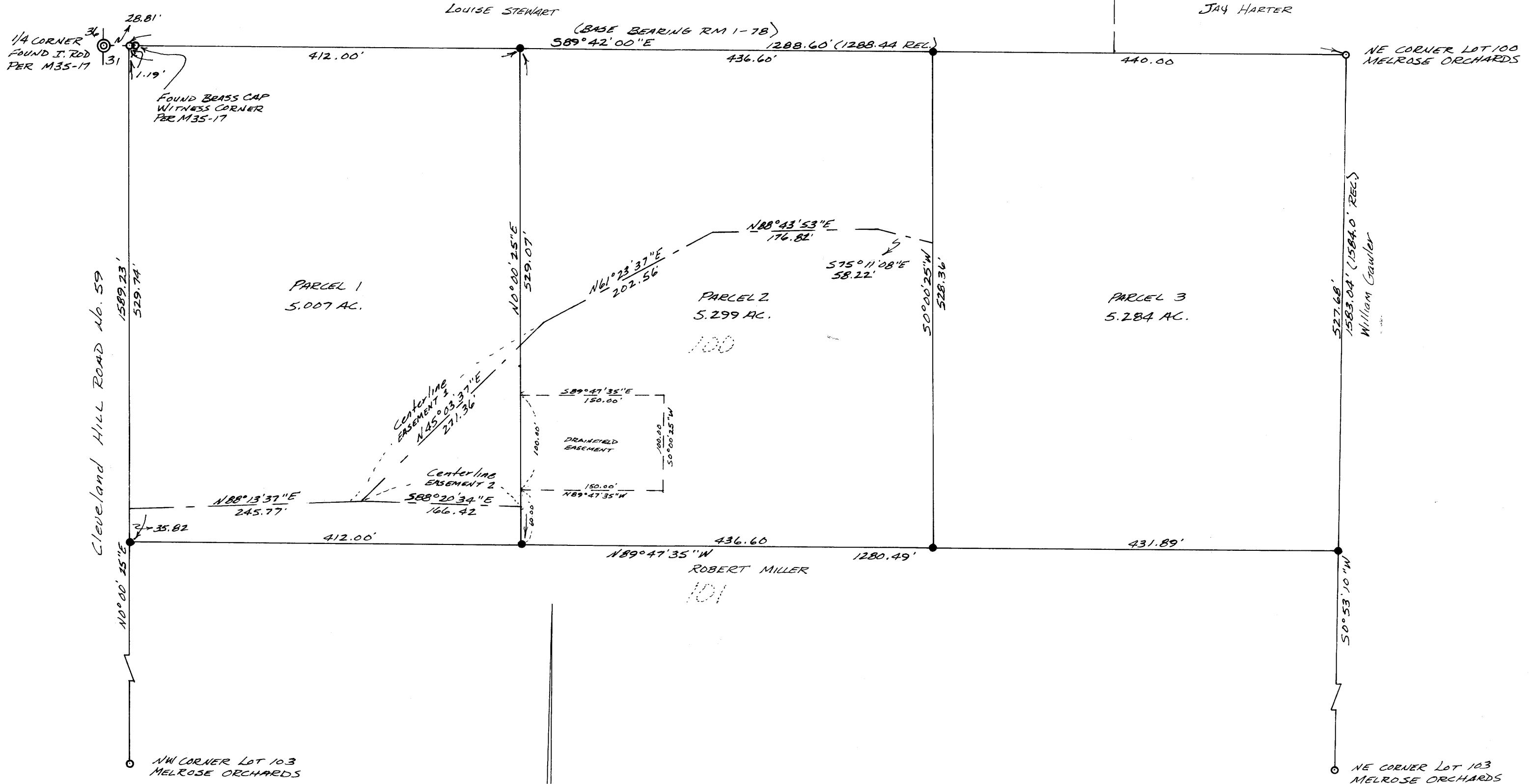
FILED
RECEIVED

JUL 24 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M. 84-53A

- Set 5/8" IRON ROD
- FOUND 5/8" IRON OR AS NOTED



REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1984
BRUCE R. ROGERS
660

MAP FILE M84-53A

FILED
RECEIVED

JUL 24 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL I

A portion of Lot 100, Melrose Orchards, Douglas County, Oregon, being described as follows: Beginning at a 5/8 inch iron rod at the intersection of the north line of said Lot 100 and the east line of Cleveland Hill County Road No. 59*; thence S 89° 42' 00" E 412.00 feet to a 5/8 inch iron rod in said north line; thence S 0° 00' 25" W 529.07 feet to a 5/8 inch iron rod set in the south line of said Lot 100; thence N 89° 47' 35" W, along said south line, 412.00 feet to a 5/8 inch iron rod set in the above said east line of County Road No. 59; thence N 0° 00' 25" E, along said east line, 529.74 feet to the point of beginning, and containing 5.007 acres of land.

SUBJECT TO the following:

Easement I: An easement 30 feet in width, the centerline of which is described as follows: Beginning at a point on the east line of Cleveland Hill County Road No. 59, said point being N 89° 42' 00" W 1288.60 feet and S 0° 00' 25" W 493.92 feet from the northeast corner of Lot 100, Melrose Orchards, Douglas County, Oregon; thence along said centerline as follows: N 88° 13' 37" E 245.77 feet, N 45° 03' 37" E 271.36 feet, N 61° 23' 37" E 202.56 feet, N 88° 43' 53" E 176.82 feet and S 75° 11' 08" E 58.22 feet to a point which is N 89° 42' 00" W 440.00 feet and S 0° 00' 25" W 204.18 feet from the above said northeast corner of Lot 100, and there terminating.

Easement II: An easement 30 feet in width, the centerline of which is described as follows: Beginning at a point in the centerline of the above described Easement I, which bears N 89° 42' 00" W 1288.60 feet, S 0° 00' 25" W 493.92 feet and N 88° 13' 37" E 245.77 feet from the northeast corner of Lot 100, Melrose Orchards, Douglas County, Oregon; thence S 88° 20' 34" E 166.42 feet to a point which bears N 89° 42' 00" W 876.60 feet and S 0° 00' 25" W 488.97 feet from the northeast corner of the above said Lot 100 and there terminating.

*said rod being N 89° 42' 00" W 1288.60 feet from the northeast corner of said lot 100
PARCEL II

A portion of Lot 100, Melrose Orchards, Douglas County, Oregon, being described as follows: Beginning at a point on the north line of said Lot 100, which is N 89° 42' 00" W 876.60 feet from the northeast corner of said Lot 100, said point being a 5/8 inch iron rod; thence S 89° 42' 00" E 436.60 feet to a 5/8 inch iron rod in said north line; thence S 0° 00' 25" W 528.36 feet to a 5/8 inch iron rod set in the south line of said Lot 100; thence N 89° 47' 35" W 436.60 feet to a 5/8 inch iron rod set in said south line; thence N 0° 00' 25" E 529.07 feet to the point of beginning and containing 5.299 acres of land. TOGETHER WITH and subject to Easement I above described. ALSO TOGETHER with Easement II above described.

PARCEL III

A portion of Lot 100, Melrose Orchards, Douglas County, Oregon, being described as follows: Beginning at a 5/8 inch iron rod on the north line of said Lot 100, said rod being N 89° 42' 00" W 440.00 feet from the northeast corner of said Lot 100; thence S 89° 42' 00" E 440 feet to said northeast corner of Lot 100, said point being a 5/8 inch iron rod; thence S 0° 53' 10" W, along the east line of said Lot 100, 527.68 feet to a 5/8 inch iron rod at the southeast corner of said lot; thence N 89° 47' 35" W, along the south line of said Lot, 431.89 feet to a 5/8 inch iron rod; thence N 0° 00' 25" E 528.36 feet to the point of beginning, and containing 5.284 acres of land. TOGETHER WITH Easement I above described.

NOTE: All angles were turned with a 20" kern theodolite, and all distances were measured with a 300 foot steel chain and HP distance meter. The southeast and southwest corners of Lot 100 were established by proportionate measurement from found monuments as shown on survey. Remaining monuments were set using the re-established monuments mentioned and the found monumentation on the north line of said Lot 100.

NOTE: Parcel 2 is subject to an easement, to be included with Parcel 1, for drainfield purposes which easement is more particularly described as follows: Beginning at a point which bears N 89° 42' 00" W 876.60 feet and S 0° 00' 25" W 469.07 feet from the northeast corner of Lot 100, Melrose Orchards, Douglas County, Oregon; thence N 0° 00' 25" E 100.00 feet; thence S 89° 47' 35" E 150.00 feet; thence S 0° 00' 25" W 100.00 feet; thence N 89° 47' 35" W 150.00 feet to the point of beginning.

PARTITIONER & LEGAL OWNER OF RECORD

Chuck Burks
18271 Dixonville Road
Roseburg, Oregon
672-5365

TOTAL NO. OF LOTS 3

WATER SUPPLY: Umpqua Basin

SEWAGE: Septic tank

MAP PREPARED BY:

Landline Development Co.
P. O. Box 2191
Roseburg, Oregon
672-5840

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

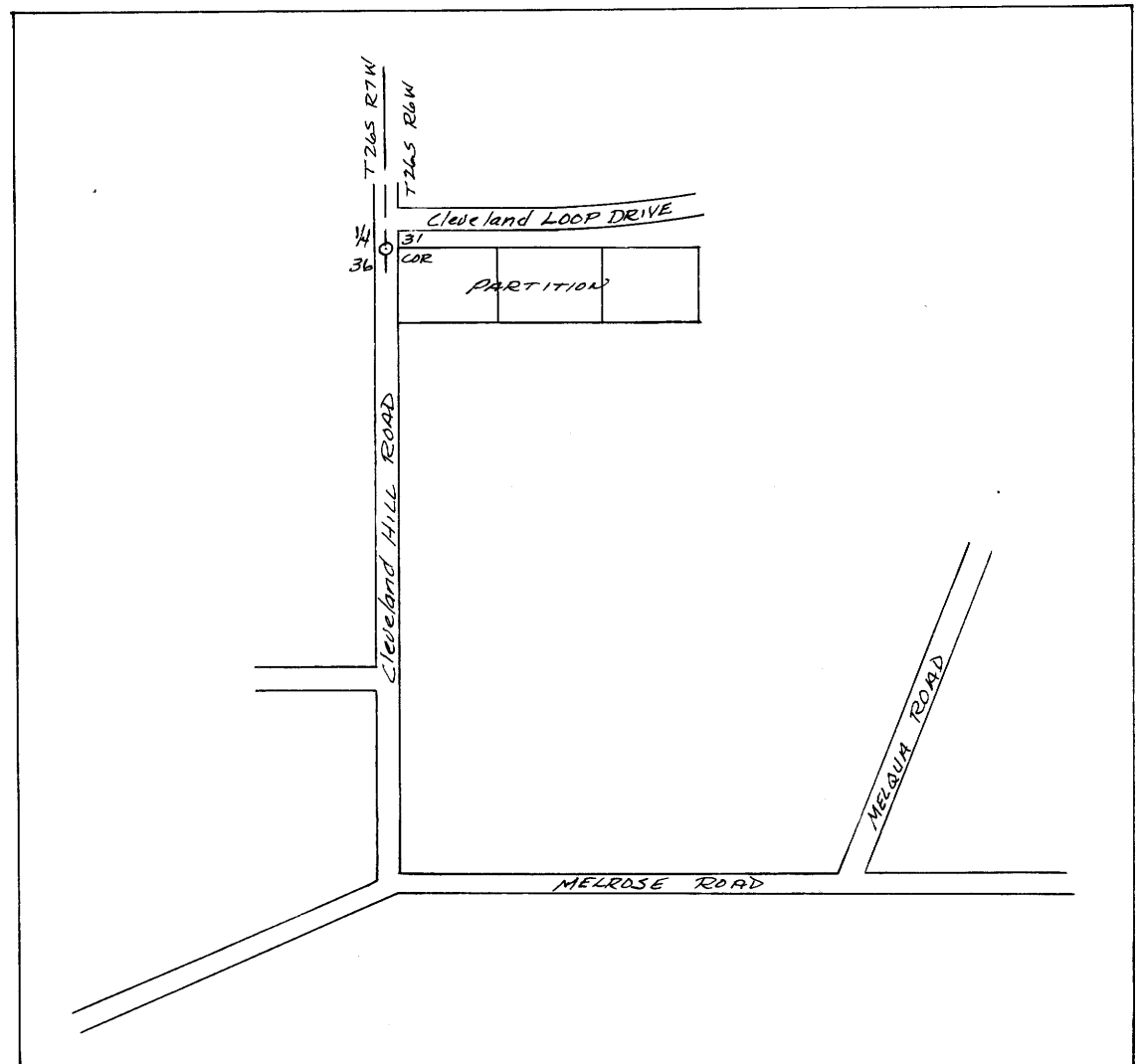
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

JUL 24 PM 2 45

BY Mary L. Deal
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-10070



Keith L. Cubic

PLANNING DIRECTOR

7/18/80

DATE

Francis L. Ingram

COUNTY SURVEYOR

7-24-80

DATE