Bk. 6 - Pg 125

MINOR LAND PARTITIONING
IN LOT 85, MELROSE ORCHARDS
IN THE NORTHEAST 1/4 OF SECTION 35, T26S, R7W, W.M.

SURVEYED: SEPTEMBER 20, 1980 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

- ● Found 5/8" iron rod Greenwood Acres
- ◕ Found 5/8" iron rod County Road Right of Way
- ○ Set 5/8" iron rod
- ◎ Found brass cap

Bearings based on found right of way monuments on north right of way line of Elgarose Road per county road plans as filed in the County Surveyors Office, N 88° 34' 24" W.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

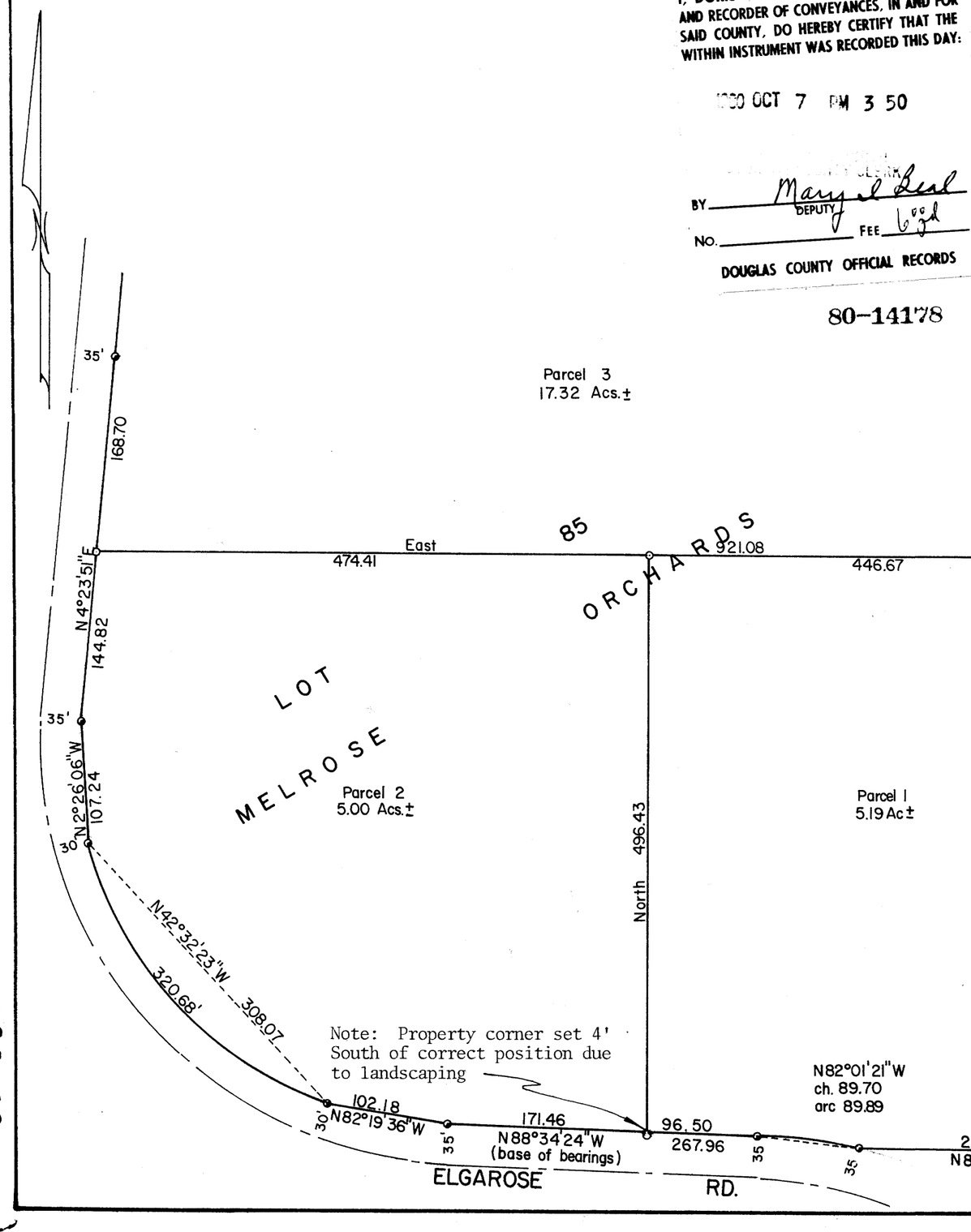
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1980 OCT 7 PM 3 50

BY Mary L Reed DEPUTY
NO. FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

80-14178



Note: Property corner set 4' South of correct position due to landscaping

Found brass cap initial point of Greenwood Acres and witness corner to 1/4 corner between Sections 35 & 36, Township 26 South, Range 7 West, Willamette Meridian, corner bears South, 60'

OWNER AND PARTITIONER: LOYD W. AND MARIE P. THOMPSON
1651 ELGAROSE ROAD
ROSEBURG, OREGON 97470
673-6966

NUMBER OF LOTS: 3

WATER: UMPQUA BASIN

SEPTIC: PARCELS 1 AND 2 HAVE EXISTING SEPTIC SYSTEMS. PARCEL 3 DOES NOT HAVE A SEPTIC PERMIT AT THIS TIME.

SURVEYOR: BRUCE R. ROGERS
N. W. CALKINS ROAD
ROSEBURG, OREGON 97470

FILED & RECEIVED
OCT 7 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M 85-60

PARCEL #1:

Beginning at the initial point of Greenwood Acres as said plat is recorded in Vol. 13, Page 44, Plat Records, Douglas County, Oregon; thence S 49° 35' 37" W 45.86 feet to a 5/8" iron rod set in the north right of way line of Elgarose Road; thence N 89° 39' W along said right of way line 225.93 feet to a 5/8" iron rod; thence along the arc of a 393.10 foot radius curve left, (the long chord of which bears N 82° 01' 21" W 89.70 feet) 89.89 feet to a 5/8" iron rod; thence N 88° 34' 24" W 96.50 feet to a 5/8" iron rod; thence leaving said right of way line north 496.43 feet to a 5/8" iron rod; thence east 446.67 feet to a 5/8" iron rod set in the west line of said Greenwood Acres; thence S 0° 01' 50" W along said west line 146.10 feet to a 5/8" iron rod; thence S 0° 04' 33" W along said west line 336.84 feet to the point of beginning said parcel lying in Lot 85, Melrose Orchards, Section 35, T26S, R7W, W.M. and containing 5.19 acres of land more or less.

PARCEL #2:

Beginning at a 5/8" iron rod from which the initial point of Greenwood Acres, as said plat is recorded in Vol. 13, Page 44, Plat Records, Douglas County, Oregon, bears east 446.67 feet, S 0° 01' 50" W 146.10 feet and S 0° 04' 33" W 336.84 feet; thence south 496.43 feet to a 5/8" iron rod set in the north right of way line of Elgarose Road; thence along said right of way line N 88° 34' 24" W 171.46 feet; thence N 82° 19' 36" W 102.18 feet; thence along the arc of a 328.10 foot radius curve right (the long chord of which bears N 42° 32' 23" W 308.07 feet) 320.68 feet; thence N 2° 26' 06" W 107.24 feet; thence N 4° 23' 51" E 144.82 feet to a 5/8" iron rod; thence leaving said right of way line east 474.41 feet to the point of beginning, said parcel lying in Lot 85, Melrose Orchards, in Section 35, T26S, R7W, W.M. and containing 5.00 acres of land more or less.

PARCEL #3:

That portion of Lot 85, Melrose Orchards lying east of the easterly right of way line of Elgarose Road and north of the following described line: Beginning at a 5/8" iron rod set in the west line of Greenwood Acres Subdivision in Section 36, T26S, R7W, W.M., from which point the initial point of said subdivision bears S 0° 01' 50" W 146.10 feet and S 0° 04' 33" W 336,84 feet; thence west 921.08 feet to a point on the east right of way line of Elgarose Road.

NARRATIVE: The survey was performed by Bruce R. and Luke Rogers, using a 30 second transit and a 300 foot steel tape. The east line was determined by found monuments per Greenwood Acres Subdivision and the south and west lines per found Elgarose Road right of way monuments.

APPROVALS:

Keith L. Cubic — Planning Commision — 9/30/80 Date

Gregory E. Quibell DEPUTY — County Surveyor — 10/7/80 Date

REGISTERED OREGON LAND SURVEYOR
Bruce R. Rogers
JULY 10, 1954
BRUCE R. ROGERS
660

MAP FILE M 85-60