

A MINOR LAND PARTITION

LOT 37, "MELROSE ORCHARDS"
LYING IN NE 1/4, SECTION 1, T27S, R7W, W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *BS*

JUL 22 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS

PARTITIONER & OWNER:
FRANK VLASSCHAERT
644 VALLEY ROAD
ROSEBURG, OR 97470

SURVEYOR:
BHW ENGINEERING, INC.
1205 S.E. COURT
ROSEBURG, OR 97470

SCALE: 1" = 200'

JULY 1982

SEWER: SEPTIC
WATER: WELL

LEGEND:

- x-x- INDICATES FENCELINE
- o - FOUND MONUMENT AS NOTED
- - SET 5/8" x 30" IRON ROD WITH CAP MARKED "BHW, INC."

PARCEL 1

A parcel of land lying in Section 1, Township 27 South, Range 7 West, Willamette Meridian, and being a portion of Lot 37, "Melrose Orchards" as recorded in Volume 3 Page 2 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 81-2656 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly right-of-way line of County Road No. 286 (Valley Road) from which the Northeast corner of the above said Lot 37 of "Melrose Orchards" bears N 0°09'33" W 456.38 feet and N 89°53'24"E 30.00 feet; thence along said westerly right-of-way line S 0°09'33" E 208.00 feet to a 5/8" iron rod in a fence corner; thence leaving said westerly right-of-way line and along a fence line S 89°54'40" W 966.13 feet to a 5/8" iron rod in a fence corner; thence leaving said fence line N 0°09'33" W 208.00 feet to a 5/8" iron rod; thence N 89°54'40" E 966.13 feet to the point of beginning and containing 4.61 acres of land, more or less.

NARRATIVE:

RIGHT-OF-WAY ALONG VALLEY ROAD ESTABLISHED USING MB2-66 AND EXISTING FENCELINES. NORTH LINE OF LOT 37 ESTABLISHED USING PINS FOUND; NW CORNER OF LOT 36 & NW CORNER OF LOT 37. SOUTH & EAST LINES OF 4.61 ACRE PARCEL ESTABLISHED USING FENCE LINES WITH CONSENT OF ADJACENT PROPERTY OWNERS. FIELD CREW: G. LANG, M. JACKSON & N. HIBBS. COMPUTATIONS: D. BENTZ. DRAFTING: D. HOPKINS. REFERENCE SURVEYS: PLAT OF "MELROSE ORCHARDS", M74-15 & MB2-66. REFERENCE DEEDS: INST. NO. 81-2656. BEARING OBTAINED BY SPLITTING CO. RD. NO. 286 & USING IT AS S 0°09'33"E.

NOTES:

DUE TO LACK OF MONUMENTS AND WITH THE UNDERSTANDING THAT THE ADJACENT PROPERTY OWNER IS IN AGREEMENT WITH THE EXISTING FENCES, I HAVE HELD WITH FENCE LINES AS INDICATED IN DETERMINING LOT LINES. I HAVE FOUND THEM TO BE CLOSE TO RECORD. QUIT CLAIMS WITH ALL ADJACENT OWNERS IS STRONGLY RECOMMENDED TO SATISFY ANY FUTURE CONFLICTS.

Parcel 2

Lot 37 of "Melrose Orchards" as recorded in Volume 3 Page 2 in the Plat Records of Douglas County, Oregon, excepting therefrom the above described Parcel 1 and also excepting therefrom that portion within the right-of-way of County Road No. 286 (Valley Road).

All lying in Section 1, Township 27 South, Range 7 West, Willamette Meridian and containing 20.78 acres of land, more or less.

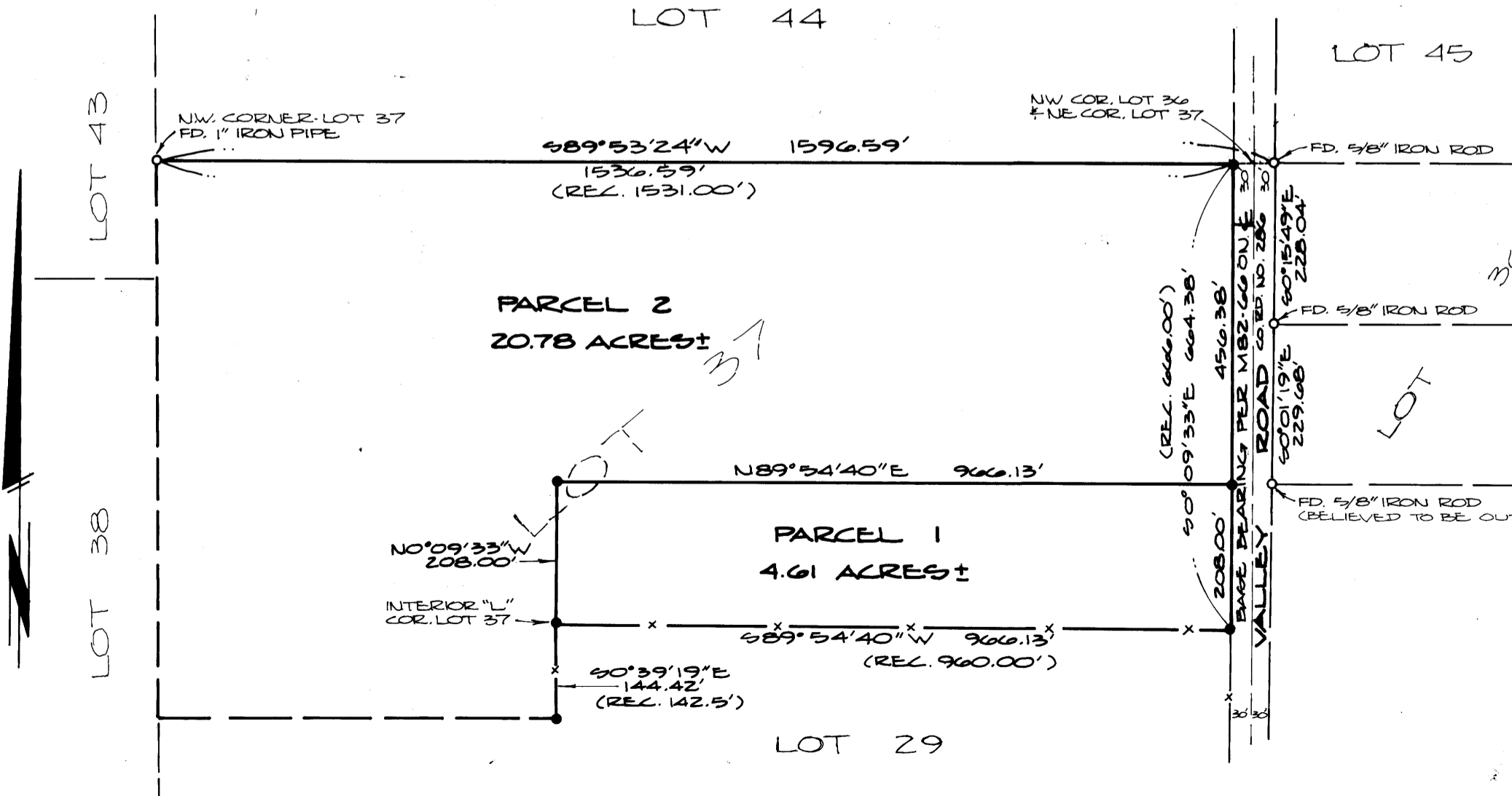
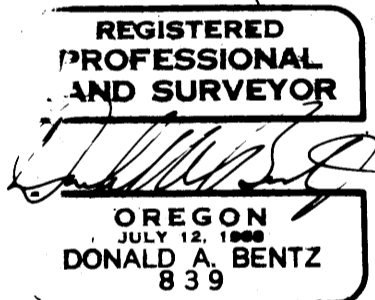
APPROVALS:

Keith L. Cubic
Douglas County Planning Department

7/9/82
Date

Francis L. Ingram
Douglas County Surveyor

7-22-82
Date



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:
1982 JUL 22 PM 3:07
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY *[Signature]* DEPUTY
NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

BS 7-146