

MAP FILE M92-75
N 58/261N

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITIONING
LOT 23, MELROSE ORCHARDS
NE 1/4 SECTION 2, T. 27 S., R. 7 W., W. M.
AUGUST, 1982 SCALE 1" = 100'

MAP PREPARED BY

Name R. H. Gee
Address 914 Cleveland Rapids Rd.
Roseburg, Ore.
Phone 672 2727

NE COR. SEC. 2
T. 27 S., R. 7 W., W. M.
45' WIT. COR.
BRASS CAP

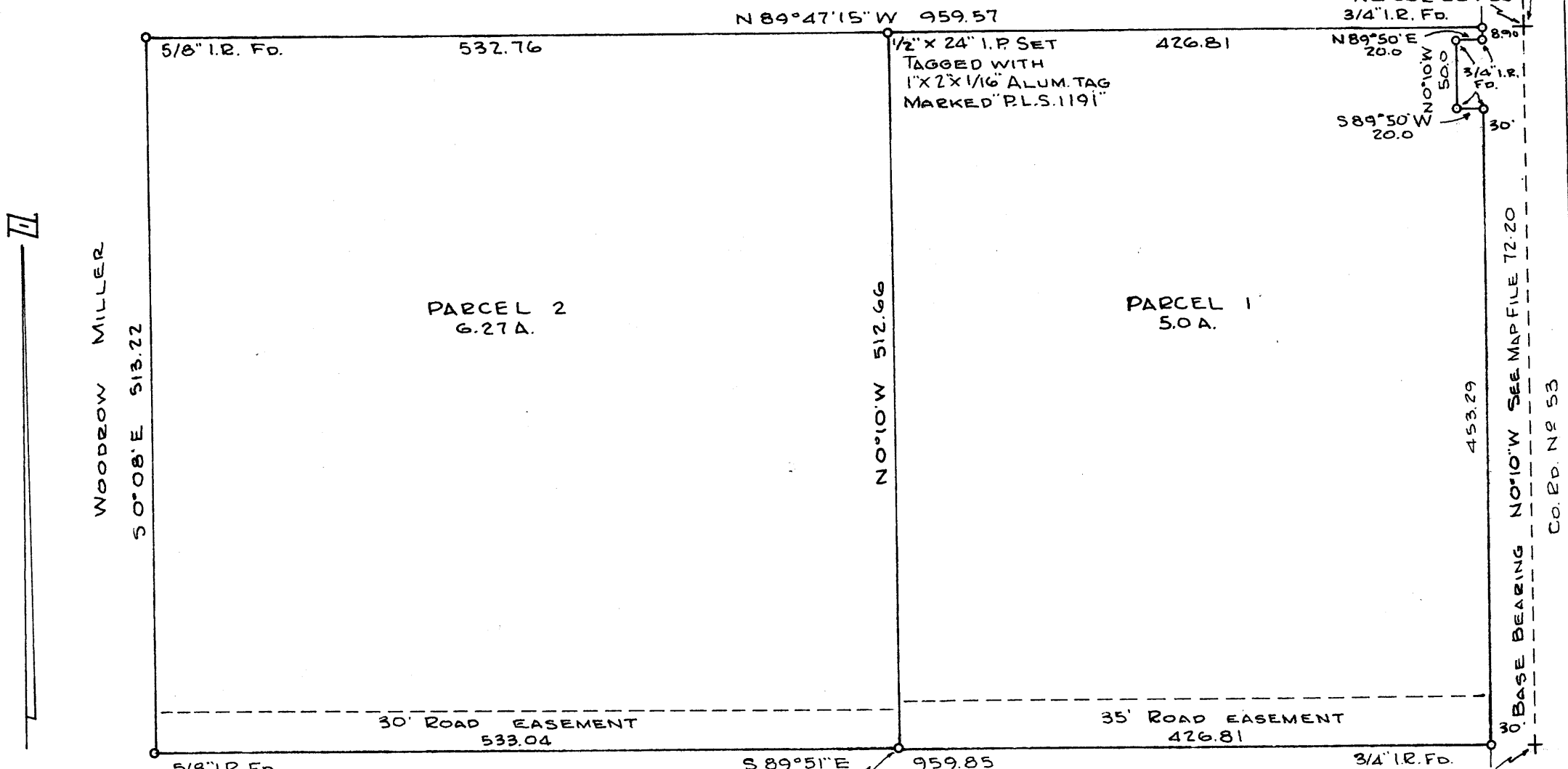
FILED
RECEIVED

RWD

SEP 7 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

CLINTON FALKINGHAM



LEGAL DESCRIPTION

PARCEL 1

Beginning at a point which is the intersection of the north line of Lot 23, Melrose Orchards and the west right of way line of County Road No. 53, from which point the northeast corner of Section 2, T. 27 S., R. 7 W., W. M. bears S 89°47'15" E 30.00 ft. and N 0°10' W 1433.3 ft.; thence N 89°47'15" W 426.81 ft. along the north line of Lot 23, Melrose Orchards; thence S 0°08' E 512.66 ft. to the south line of Lot 23, Melrose Orchards; thence S 89°51' E 426.81 ft. along the south line of Lot 23, Melrose Orchards to the west right of way line of County Road No. 53; thence along the west right of way line of County Road No. 53 the following courses and distances; N 0°10' W 453.29 Ft.; S 89°50' W 20.00 ft.; N 0°10' W 50.00 ft.; N 89°50' E 20.00 ft., and N 0°10' W 8.90 ft. to the place of beginning, all lying in Lot 23, Melrose Orchards, Section 2, T. 27 S., R. 7 W., W. M., Douglas County, Oregon. ALSO a roadway easement over and across the above described parcel which is described as follows: Beginning at a point which is the intersection of the south line of Lot 23, Melrose Orchards and the west right of way line of County Road No. 53, from which point the northeast corner of Section 2, T. 27 S., R. 7 W., W. M. bears S 89°51' E 30.00 ft., and N 0°10' W 1945.49 ft.; thence N 89°51' W 426.81 ft. along the south line of Lot 23, Melrose Orchards; thence N 0°10' W 35.00 ft.; thence S 89°51' E 426.81 ft. to the west right of way line of County Road No. 53; thence S 0°10' E 35.00 ft. along the west right of way line of County Road No. 53 to the place of beginning, all lying in Lot 23, Melrose Orchards, Section 2, T. 27 S., R. 7 W., W. M., Douglas County, Oregon.

PARCEL 2

Beginning at a point on the north line of Lot 23, Melrose Orchards from which point the northeast corner of Section 2, T. 27 S., R. 7 W., W. M. bears S 89°47'15" E 456.81 ft. and N 0°10' W 1433.30 ft.; thence N 89°47'15" W 532.76 ft. along the north line of Lot 23, Melrose Orchards; thence S 0°08' E 513.22 ft. to the south line of Lot 23, Melrose Orchards; thence S 89°51' E 533.04 ft. along the south line of Lot 23, Melrose Orchards; thence N 0°10' W 512.66 ft. to the place of beginning, all lying in Lot 23, Melrose Orchards, Section 2, T. 27 S., R. 7 W., W. M., Douglas County, Oregon. ALSO a roadway easement over and across the above described parcel which is described as follows: Beginning at a point which is the intersection of the south line of Lot 23, Melrose Orchards and the west right of way line of County Road No. 53, from which point the northeast corner of Section 2, T. 27 S., R. 7 W., W. M. bears S 89°51' E 30.00 ft. and N 0°10' W 1945.49 ft.; thence N 89°51' W 959.85 ft. along the south line of Lot 23, Melrose Orchards; thence N 0°08' W 30.00 ft.; thence S 89°51' E 533.02 ft.; thence N 0°10' W 5.00 ft.; thence S 89°51' E 426.81 ft. to the west right of way line of County Road No. 53; thence S 0°10' E 35.00 ft. along the west right of way line of County Road No. 53 to the place of beginning, all lying in Lot 23, Melrose Orchards, Section 2, T. 27 S., R. 7 W., W. M., Douglas County, Oregon.

JOE REED

1/2" X 24" I.P. SET
TAGGED WITH 1" X 2" X 1/16" ALUM. TAG MARKED "P.L.S. 1191"

PARTITIONER

Name Woodrow & Arnetta Miller
Address 2558 Harvard Blvd.
Roseburg, Ore.
Phone 672 6708

LEGAL OWNER OF RECORD
Same as above

TOTAL NUMBER OF LOTS 2

WATER SUPPLY
Umpqua Basin Water Assoc.

SEWAGE DISPOSAL
Septic tank & drainfield.

APPROVALS:

Keith L. Cubic 9/8/82
Planning Commission date

Jerry L. Moore DEPUTY 9-8-82
Surveyor date

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:

1982 SEP -9 AM 9:14

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Maryel Seal*
DEPUTY
NO. FEE 1.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. H. Gee

OREGON
SEPTEMBER 23, 1977
R. H. GEE
1191

82-09716

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M92-75

File No. 58/261N

D.L. Wadsworth
Pg 7

M. 92 - 75

R. H. GEE

ENGINEERING - SURVEYING

TELEPHONE 672-2727

914 Cleveland Rapids Rd.
ROUTE 2 BOX 975
ROSEBURG, OREGON 97470

August 25, 1982

Narrative

Objective:

To partition Parcel 1 of those lands represented on Map File 72-20 of Lot 23, Melrose Orchards into parcels of 5.0 and 6.3 acres.

Procedure:

All points as shown on map 72-20 were found. A random traverse was made and the required points in the north and south lines of Lot 23, Melrose Orchards were set from traverse points.

FILED

RECEIVED

Ans

SEP 10 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. H. Gee

OREGON
SEPTEMBER 23, 1977
R. H. GEE
1191

File No. 58/261-6