

54-46 W

A MINOR LAND PARTITION lying in Lot 78, "Melrose Orchards" and lying in the S. E. 1/4 of Section 25, Township 26 South, Range 7 West, Willamette Meridian Douglas County, Oregon

PARTITIONER & OWNER:

Duane Brown 2475 Cleveland Hill Road Roseburg, OR 97470

SURVEYOR:

AA Surveying Service, Inc. P. O. Box 130 Roseburg, OR 97470

ZONED: RR-5

WATER: Well

SEWER: Septic

FILED RECEIVED

COUNTY SURVEYOR DOUGLAS COUNTY

DOUGLAS COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

DESCRIPTIONS:

PARCEL 1:

A parcel of land located in Lot 78 of MELROSE ORCHARDS, the Southeast 1/4 of Section 25, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, containing 1.97 acres more or less, and more particularly described as follows:

Beginning at a 5/8" X 30" iron rod on the easterly line of Cleveland Hill Road, from which the 1/4 Section Corner of Sections 25 and 26, Township 26 South, Range 7 West, Willamette Meridian, bears N73°31'01"W 3192.50 feet; thence from said iron rod N25°33'15"W 92.34 feet to a 5/8" X 30" iron rod on said right-of-way line; thence N34°28'10"W 139.70 feet to a 5/8" iron rod on said right-of-way line; thence N87°52'00"E 369.41 feet to a 5/8" iron rod; thence S6°20'00"E 371.87 feet to a 5/8" X 30" iron rod; thence N67°08'00"W 105.41 feet to a 5/8" X 30" iron rod; thence N50°57'10"W 143.20 feet to a 5/8" X 30" iron rod; thence N60°13'50"W 53.86 feet to a 5/8" X 30" iron rod; thence S89°08'30"W 36.19 feet to the point of beginning.

SUBJECT TO an easement over a strip of land in Lot 78, MELROSE ORCHARDS, in the Southeast 1/4 of Section 25, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, 30 feet in width, measured perpendicular to the southerly line which is described as follows:

Beginning at a 5/8" X 30" iron rod on the easterly right-of-way line of Cleveland Hill Road, from which the 1/4 Section Corner of Section 25 and 26, Township 26 South, Range 7 West, Willamette Meridian, bears N73°31'01"W 3192.50 feet; thence from said rod N89°08'30"E 36.19 feet to a 5/8" X 30" iron rod; thence S60°13'50"E 53.86 feet to a 5/8" X 30" iron rod; thence S50°57'10"E 143.20 feet to a 5/8" X 30" iron rod; thence S67°08'00"E 105.41 feet to a 5/8" X 30" iron rod at the point of ending.

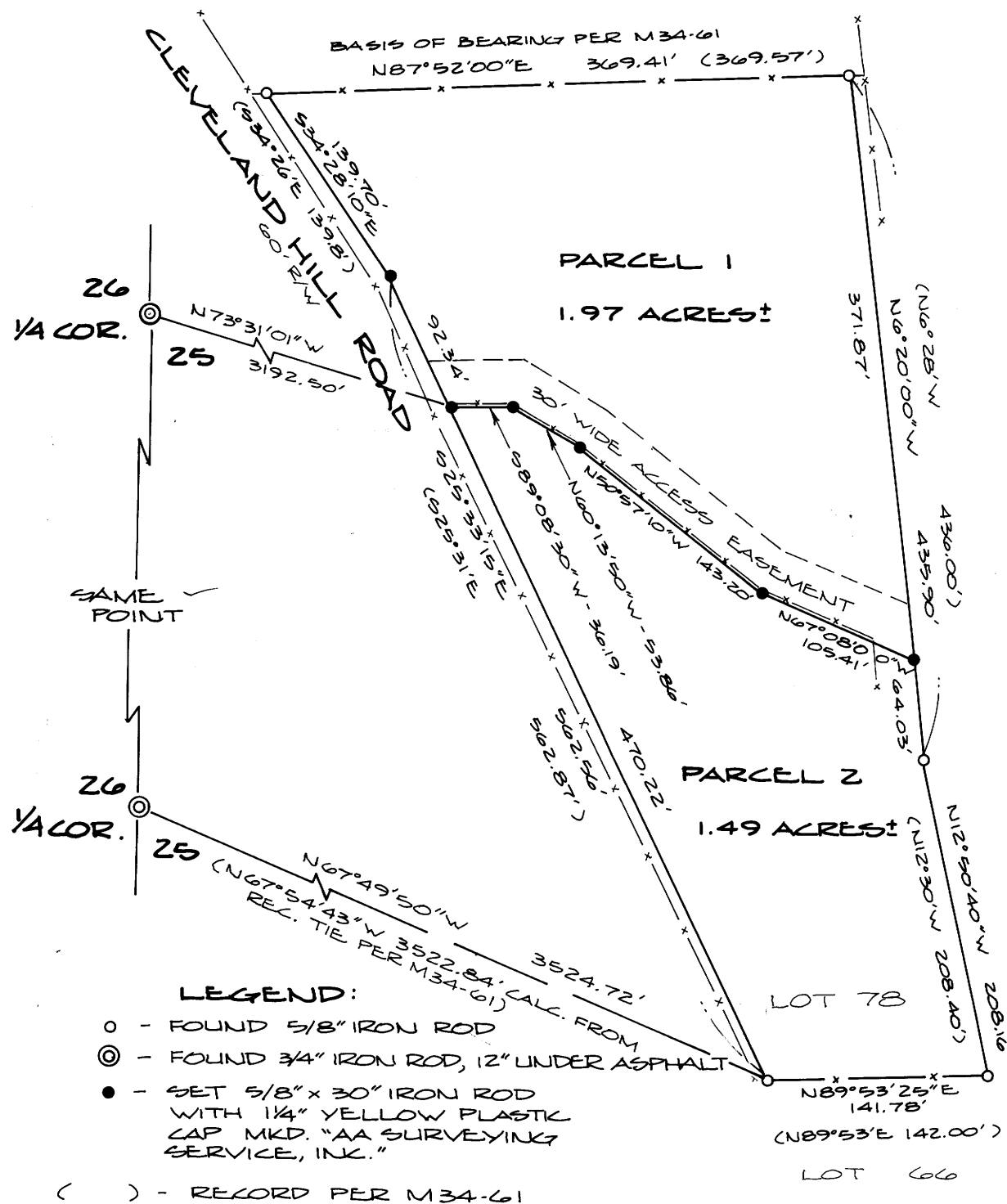
PARCEL 2:

A parcel of land located in Lot 78 of MELROSE ORCHARDS, the Southeast 1/4 of Section 25, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, containing 1.49 acres more or less, and more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly right-of-way line of Cleveland Hill Road and the South Line of Lot 78 of MELROSE ORCHARDS, from which the 1/4 Section Corner of Sections 25 and 26, Township 26 South, Range 7 West, Willamette Meridian, bears N67°49'50"W 3524.72 feet; thence from said rod N89°53'25"E 141.78 feet along the South Line of said Lot 78 to a 5/8" iron rod; thence N12°50'40"W 208.16 ft. to a 5/8" I.R.; thence N6°20'00"W 64.03 feet to a 5/8" X 30" iron rod; thence N67°08'00"W 105.41 feet to a 5/8" X 30" iron rod; thence N50°57'10"W 143.20 feet to a 5/8" X 30" iron rod; thence N60°13'50"W 53.86 feet to a 5/8" X 30" iron rod; thence S89°08'30"W 36.19 feet to a 5/8" X 30" iron rod on said easterly right-of-way line; thence S25°33'15"E 562.56 feet to the point of beginning.

TOGETHER WITH an easement over a strip of land in Lot 78, MELROSE ORCHARDS, in the Southeast 1/4 of Section 25, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, 30 feet in width, measured perpendicular to the southerly line which is described as follows:

Beginning at a 5/8" X 30" iron rod on the easterly right-of-way line of Cleveland Hill Road, from which the 1/4 Section Corner of Section 25 and 26, Township 26 South, Range 7 West, Willamette Meridian, bears N73°31'01"W 3192.50 feet; thence from said rod N89°08'30"E 36.19 feet to a 5/8" X 30" iron rod; thence S60°13'50"E 53.86 feet to a 5/8" X 30" iron rod; thence S50°57'10"E 143.20 feet to a 5/8" X 30" iron rod; thence S67°08'00"E 105.41 feet to a 5/8" X 30" iron rod at the point of ending.



STATE OF OREGON ) ss. COUNTY OF DOUGLAS )

APPROVALS: 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: 7-11-83

Francis L. Ingram Douglas County Surveyor Date

Keith L. Cubic Douglas County Planning Department Date 6/29/83

NARRATIVE: DOUGLAS COUNTY OFFICIAL RECORDS

PURPOSE: To partition land described in Instrument No. 78-13210 of the Douglas County Book of Records.

PROCEDURE: I found monuments per M34-61 as shown and accepted per that survey. I re-established a lost corner on the right-of-way of Cleveland Hill Road at proportionate distance. I established the division line and access easement as shown.

SCALE: 1" = 100' JUNE 1983

David Stinger

NOTE: THE EXISTING SEPTIC TANK & DRAINFIELD SYSTEM FOR EACH DWELLING IS LOCATED ENTIRELY WITHIN THE NEWLY CREATED PARCELS.

M94-45