

COUNTY SURVEYORS FILE DATA Minor Land Partition in Lot 2,
DO NOT REMOVE FROM OFFICE Melrose Park Subdivision in S.E.
 1/4, Section 1, T27S, R7W, W.M.
 Douglas County, Oregon

Bk. 8 - Pg. 111A

FILED *BS*
 RECEIVED *th*
 APR 20 1984
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
BS

Parcel 1 Description

Beginning at a 5/8 inch iron rod from which the Southwest corner of Donation Land Claim No. 41, T27S, R7W, W.M., Douglas County, Oregon, bears N0°02'26"W a distance of 50.50 feet and N89°15'51"W a distance of 289.52 feet;
 thence from point of beginning S82°13'48"W a distance of 594.77 feet to a 5/8 inch iron rod;
 thence South a distance of 715.29 feet to a 5/8 inch iron rod on the North right of way line of the Melrose-Flournoy Valley Road No. 51;
 thence along said North right of way line of the Melrose-Flournoy Valley Road No. 51, N86°29'55"E a distance of 258.03 feet to a 5/8 inch rod;
 thence continuing along said road's North right of way line, along the arc of a 984.93 foot radius curve to the right a distance of 44.22 feet (the long chord of which bears N87°45'40"E a distance of 44.18 feet) to a 5/8 inch iron rod;
 thence leaving said Melrose-Flournoy Valley Road No. 51 north right of way line and bearing N13°39'03"E along the East line of Lot 2 of Melrose Park Subdivision (A subdivision in Section 1, T27S, R7W, W.M., Douglas County, Oregon) a distance of 550.37 feet to a 5/8 inch iron rod;
 thence continuing along said East line of Lot 2, due East a distance of 157.89 feet to a 5/8 inch iron rod;
 thence continuing along said East line of Lot 2, N0°02'26"W a distance of 243.39 feet to the point of beginning, containing 7.31 Acres, more or less, and all being situated in Lot 2, Melrose Park Subdivision in the SE 1/4 of Section 1, T27S, R7W, W.M., Douglas County, Oregon.

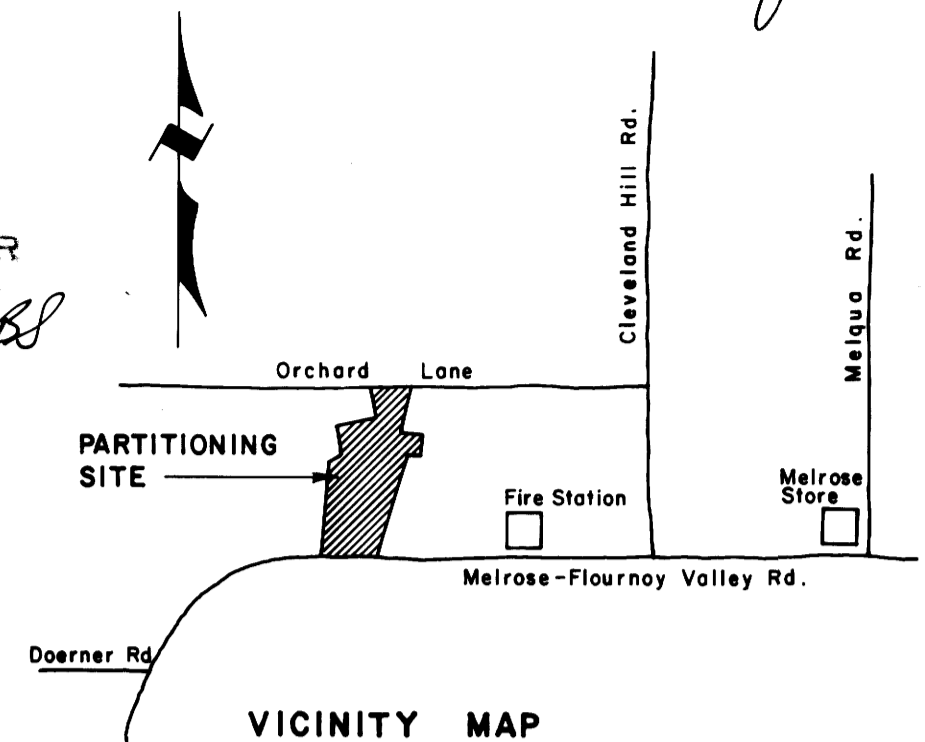
Parcel 2 Description

Beginning at a 5/8 inch iron rod from which the Southwest Corner of Donation Land Claim No. 41, T27S, R7W, W.M., Douglas County, Oregon bears N82°13'48" E a distance of 594.77 feet and N0°02'26"W a distance of 50.50 feet and N89°15'51"W a distance of 289.52 feet;
 thence from point of beginning S82°13'48"W a distance of 276.52 feet to a 5/8 inch iron rod;
 thence S8°45'14"E a distance of 50.00 feet to a 5/8 inch iron rod;
 thence S58°49'27"W a distance of 37.03 feet to a 5/8 inch iron rod on the west line of Lot 2 of Melrose Park Subdivision (A subdivision in Sec. 1, T27S, R7W, W.M., Douglas County, Oregon);
 thence S4°08'55"W along said west line Lot 2 a distance of 616.87 feet to a 5/8 inch iron rod on the North right of way line of the Melrose-Flournoy Valley Road No. 51;
 thence leaving said west line of Lot 2 and bearing N86°29'55"E along said north right of way line of the Melrose-Flournoy Valley Road a distance of 286.40 feet to a computed point;
 thence continuing along said north right of way line S76°48'08"E a distance of 52.20 feet to a computed point;
 thence continuing along said north right of way line N86°29'55"E a distance of 6.00 feet to a 5/8 inch iron rod;
 thence leaving said north right of way line of the Melrose-Flournoy Valley Road No. 51 and bearing due North a distance of 715.29 feet to the point of beginning, containing 5.00 acres more or less, and all being situated in Lot 2, Melrose Park Subdivision in the SE 1/4 of Section 1, T27S, R7W, W.M., Douglas County, Oregon.

Parcel No. 3 Description

Beginning at the Southwest Corner of Donation Land Claim No. 41, T27S, R7W, W.M., Douglas County, Oregon;
 thence N0°23'32"W a distance of 470.69 feet to a 5/8 inch iron rod on the south right of way line of Orchard Lane Road No. 253;
 thence S81°36'24"W along said south right of way line of Orchard Lane Road No. 253 a distance of 265.14 feet to a 5/8 inch iron rod;
 thence leaving said south right of way line of Orchard Lane Road No. 253 and bearing S11°54'29"E a distance of 351.85 feet to a 5/8 inch iron rod;
 thence S78°07'56.6"W a distance of 416.54 feet to a 5/8 inch iron rod;
 thence S8°45'14"E a distance of 176.10 feet to a 5/8 inch iron rod;
 thence N82°13'48"E a distance of 871.29 feet to a 5/8 inch iron rod;
 thence N0°02'26"W a distance of 50.50 feet to 5/8 inch iron rod;
 thence N89°15'51"W a distance of 289.52 feet to point of beginning, containing 5.00 acres, more or less, and all being situated in Lot 2, Melrose Park Subdivision, in the SE 1/4 of Section 1, T27S, R7W, W.M., Douglas County, Oregon.

Subject to two septic tank drainfields.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

BA Shaner

OREGON
 OCT. 4, 1957
 BRUCE A SHANER
 430

Jan. 26, 1984

Legal Owner of Record:
 Douglas National Bank
 555 S.E. Kane
 Roseburg, Oregon 97470
 (phone 440-2600)

Partitioner:
 Roder Busse (Re/Max Realtors)
 842 N.W. Garden Valley Blvd.
 Roseburg, Oregon 97470
 (phone 673-5949)

Total No. of Lots: 3

Water Supply: Umpqua Basin Water

Sewer Supply: Septic

Map Prepared by:
 Shaner Engineering Inc.
 P.O. Box 1430
 Roseburg, Oregon 97479

Zoning: RR5

Keith L. Cubic 4/16/84
 Planning Commission Date

Francis L. Ingram 4-20-84
 County Surveyor Date

MAP FILE M26-44A

MAP FILE M26-44A

Survey Narrative

The purpose of this survey is to partition the lands described as Lot 2 of Melrose Park Subdivision except that portion delineated in the survey filed in the Douglas County Surveyor's map file no. M76-59. Found monuments are used to control all exterior boundaries except the North Right-of-Way Line of Melrose-Flournoy Valley Road No. 51. The North Right-of-Way Line of said County Road No. 51 is established by the record right-of-way widths and the found right-of-way monuments.

**Minor Land Partition in Lot 2,
Melrose Park Subdivision in S.E.
1/4, Section 1, T27S, R7W, W.M.
Douglas County, Oregon**

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

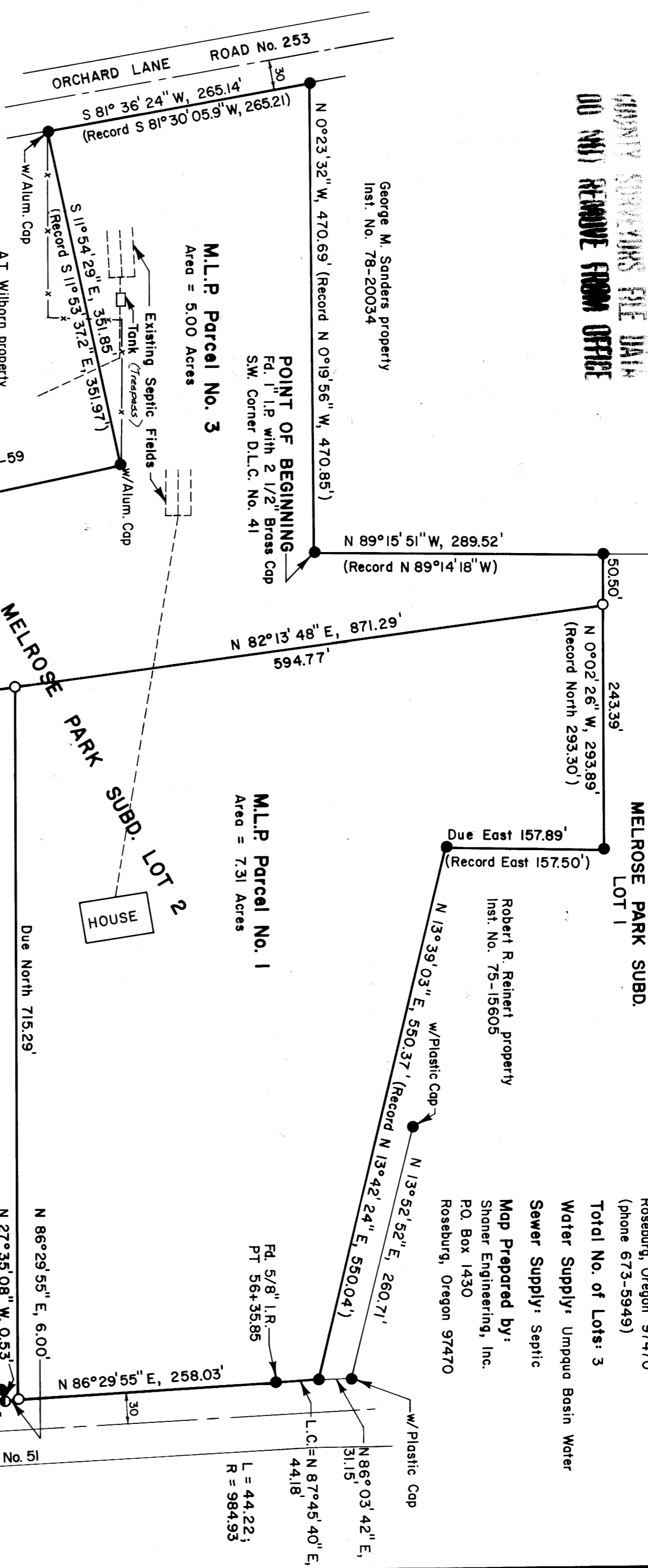
Legal Owner of Record:
Douglas National Bank
555 S.E. Kane
Roseburg, Oregon 97470
(phone 440-2500)

Partitioner:
Rodger Busse (Re/Max Realtors)
842 N.W. Garden Valley Blvd.
Roseburg, Oregon 97470
(phone 673-5949)

Total No. of Lots: 3
Water Supply: Umpqua Basin Water
Sewer Supply: Septic

Map Prepared by:
Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

Robert R. Reinert property
Inst. No. 75-15605



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

B.A. Shaner
OREGON
OCT. 4, 1957
BRUCE A. SHANER
430

Jan. 26, 1984

LEGEND

- Corner Found, 5/8" Iron Rod, or as described
- Corner Set, 5/8" x 3/6" Iron Rod w/Alum. Cap marked "Shaner Engineering"
- Corner Computed

Fence Line follows perimeter of M.L.P. Survey or as shown.

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:

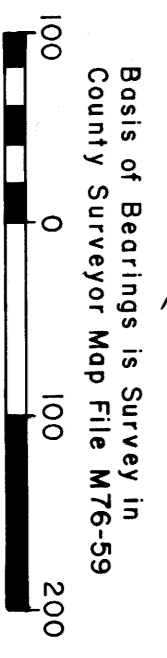
1984 APR 20 PM 3:26

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Michael Busse*
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

DOUGLAS COUNTY OFFICIAL RECORDS

NO. 1209 FEE 49.10



Basis of Bearings is Survey in County Surveyor Map File M76-59
Scale 1 inch = 100 feet

M.L.P. Parcel No. 2
Area = 5.00 Acres

M.L.P. Parcel No. 1
Area = 7.31 Acres

MELROSE PARK SUBD. LOT 3

M96-44 B