

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.

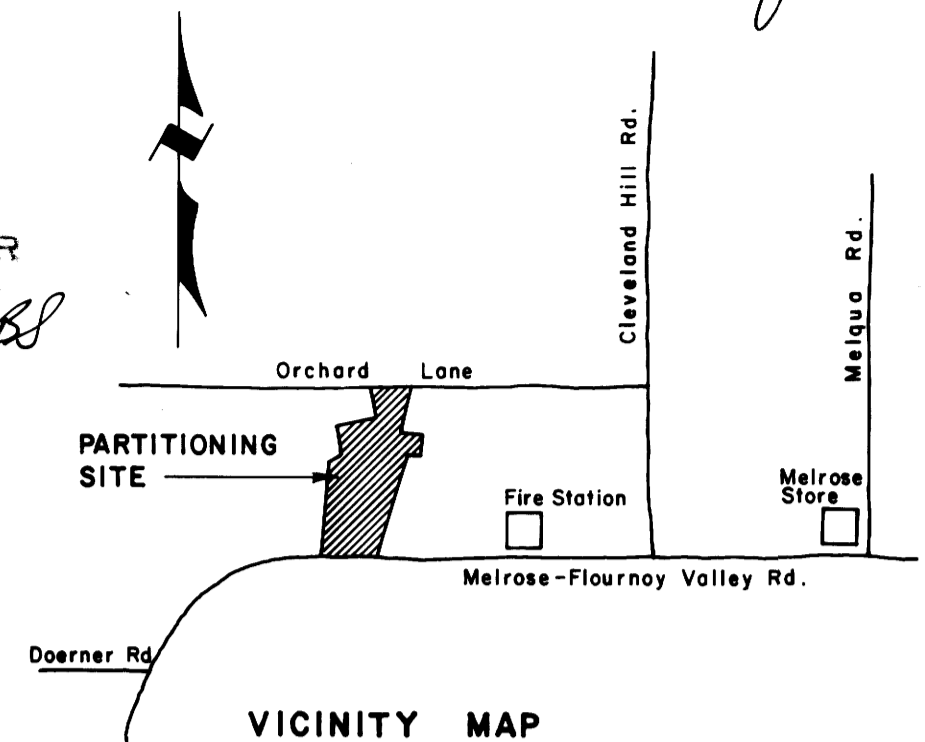
Parcel 2 Description

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