

MINOR LAND PARTITION

IN LOT 74, MELROSE ORCHARDS IN THE SW 1/4, SECTION 25 AND NW 1/4, SECTION 36, T.26 S., R.7W., W.M., DOUGLAS COUNTY, OREGON

PARTITIONER
BRUCE P. CURTIS
P.O. BOX 1506
WINSTON, OR. 97496

PARTITIONER
EDVIN BERNDT
1121 GREENHILL DRIVE
ROSEBURG, OR. 97470

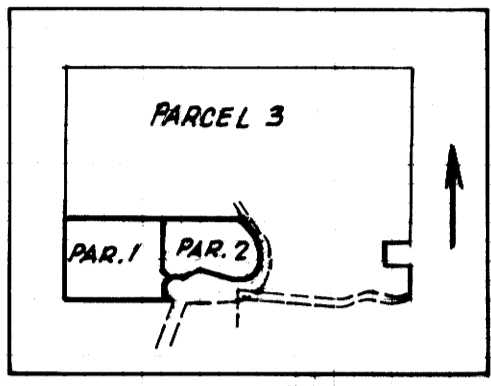
DATE: JANUARY 1984
SCALE: 1"=100'
TOTAL NUMBER OF LOTS - THREE
WATER SUPPLY - UMPQUA BASIN WATER DIST.
SEWER SUPPLY SEPTIC
ZONING RR5

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:
1984 FEB 17 AM 11:00
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY: *Marjorie Seal*
NO. _____ FEE 40⁰⁰
DOUGLAS COUNTY OFFICIAL RECORDS

FILED *bs*
RECORDED *bs*
FEB 17 1984
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
bs

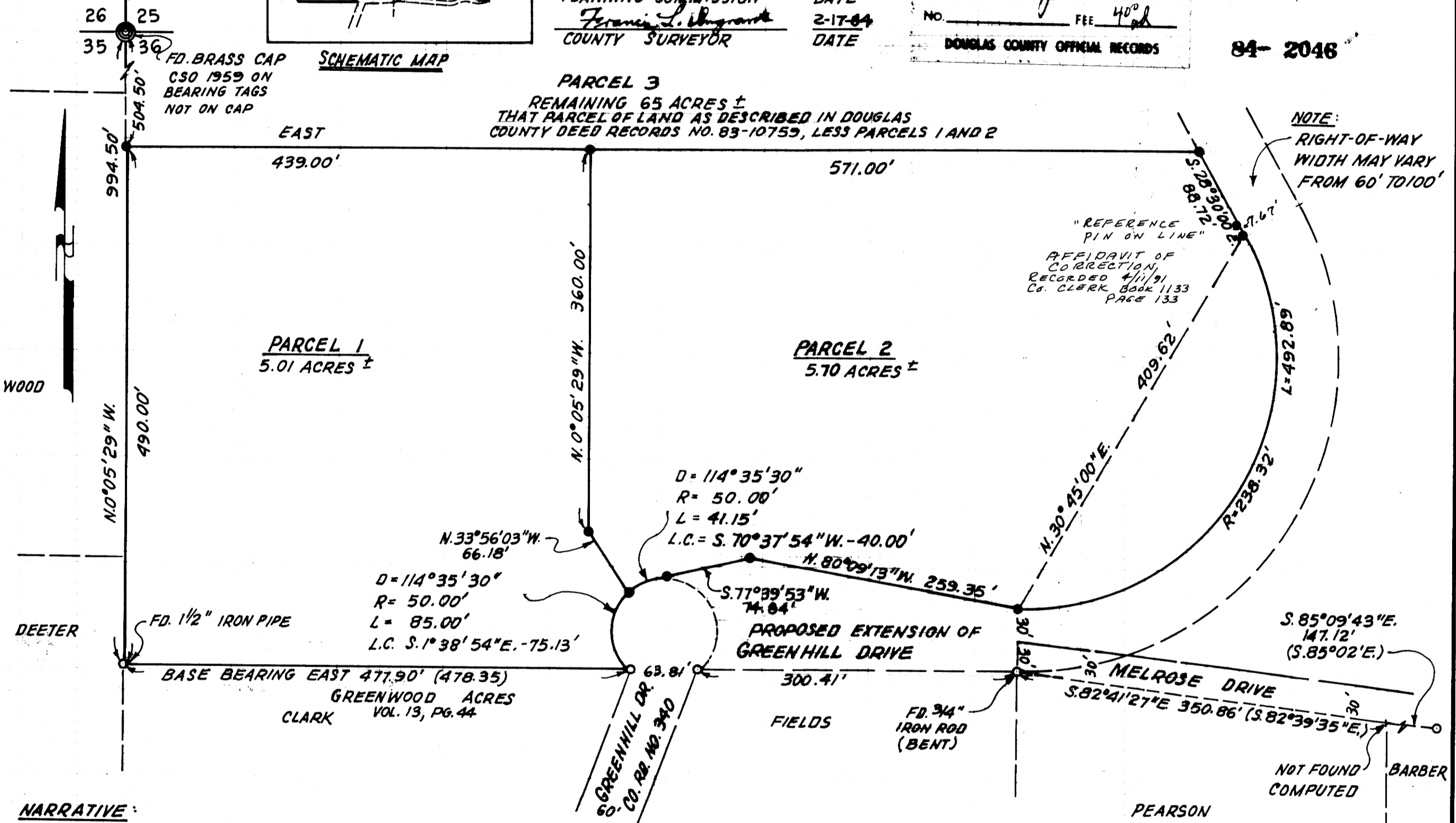
LEGAL OWNER OF RECORD
WESTERN LAND BANK
P.O. BOX 415
TACOMA, WASH. 98401

BY
ROBERT L. DOLAN
RT. BOX 1820
SUTHERLIN, OR. 97479



Legend:
● SET 5/8" X 30" IRON ROD W/CAP (L-1076)
○ FOUND 5/8" IRON ROD OR AS NOTED

APPROVALS:
John S. Curtis 2/15/84
PLANNING COMMISSION DATE
Francis L. Ingram 2-17-84
COUNTY SURVEYOR DATE



NARRATIVE:
SURVEY TO MONUMENT PROPERTY CORNERS
INSTRUMENTS:
THEODOLITE - DISTANCE METER

PARCEL 1
BEGINNING AT A 5/8" IRON ROD THAT BEARS S0°05'29"E. 504.50 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7W., W.M., DOUGLAS COUNTY, OREGON, THENCE EAST 439.00 FT. TO A 5/8" IRON ROD, THENCE S.0°05'29"E. 360.00 FT. TO A 5/8" IRON ROD, THENCE S.33°56'03"E. 66.18 FT. TO A 5/8" IRON ROD, THENCE ALONG AN 85.00 FT. ARC OF A 50 FT. RADIUS CURVE (THE LONG CHORD OF WHICH BEARS S.1°38'54"E. 75.13 FT.) TO A 5/8" IRON ROD, THENCE WEST 477.90 FT. TO A 1/2" IRON PIPE, THENCE N.0°05'29"W. 490.00 TO THE POINT OF BEGINNING. ALL BEING A PORTION OF LOT 74, MELROSE ORCHARDS SITUATED IN THE NW 1/4, SECTION 36, T.26 S., R.7W., W.M. DOUGLAS COUNTY, OREGON.
CONTAINS 5.01 ACRES MORE OR LESS.

PARCEL 2
BEGINNING AT A 5/8" IRON ROD THAT BEARS S.0°05'29"E. 504.50 FT. AND EAST 439.00 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7W., W.M., DOUGLAS COUNTY, OREGON. THENCE EAST, 571.00 FT. TO A 5/8" IRON ROD, THENCE S.28°30'00"E. 88.72 FT. TO A 5/8" IRON ROD, THENCE ALONG A 492.89 FT. ARC OF A CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.30°45'00"W. 409.62 FT.) TO 5/8" IRON ROD, THENCE N.80°09'13"W. 259.35 FT. TO A 5/8" IRON ROD, THENCE S.77°39'53"W. 74.84 FT. TO A 5/8" IRON ROD, THENCE ALONG A 41.15 FT. ARC OF A 50.00 FT. RADIUS CURVE (THE LONG CHORD OF WHICH BEARS S.70°37'54"W. 40.00 FT.) TO A 5/8" IRON ROD, THENCE N.33°56'03"W. 66.18 FT. TO A 5/8" IRON ROD, THENCE N.0°05'29"W. 360.00 FT. TO THE POINT OF BEGINNING. ALL BEING A PORTION OF LOT 74, MELROSE ORCHARDS SITUATED IN THE N.W. 1/4 SECTION 36, T.26 S., R.7W., W.M., DOUGLAS COUNTY, OREGON.
CONTAINS 5.70 ACRES MORE OR LESS.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076