

# MAJOR LAND PARTITION IN LOT 20, MELROSE ORCHARDS IN THE N. 1/2, SECTION 1, T. 27S., R. 7W., W.M., DOUGLAS COUNTY, OREGON

FILED ✓  
RECEIVED ✓  
DEC 21 1984  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
✓

PARTITIONER AND LEGAL OWNER OF RECORD

VINCENT E. RENYER  
413 NOB HILL RD.  
ROSEBURG, OREGON, 97470  
673-6978

BY ROBERT L. DOLAN  
RT. 1 BOX 1820  
SUTHERLIN, OREGON, 97479  
459-2846

DATE DECEMBER, 1984

Legend

- FOUND 5/8" IRON ROD OR AS NOTED
- SET 5/8" X 30" IRON ROD W/CAP (L.S. 107)

SCALE: 1" = 100'

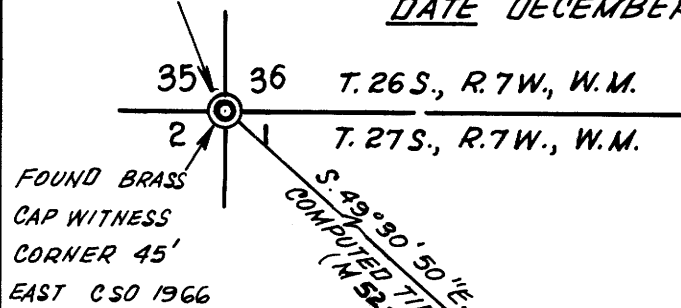
NUMBER OF LOTS - 2

WATER SUPPLY - UMPQUA BASIN WATER

SEWER SUPPLY - SEPTIC

ZONING - 5R

FOUND SPIKE  
AS PER (M 52-12)



DONALD FREAR

FD. 1/2" IRON ROD  
SEE NOTE A

N. 89° 57' 29" E. 842.44'

N. 89° 48' 59" E. 479.14'

949.98'

470.84'

FD. 1/2" IRON ROD  
SEE NOTE A

15' RIGHT-OF-WAY TO BE DEDICATED TO  
DOUGLAS COUNTY

PARCEL A  
5.67 ACRES ±

PARCEL B  
5.67 ACRES ±

512.76' (M 52-12)  
BASE BEARING

MAX BERNOT

N. 0° 08' 06" W. 511.78' (NORTH 512.6)

NOB HILL RD.  
30'

336.23'

S. 83° 15' 04" E. 309.04'

N. 59° 55' 20" E. 198.87'

CENTERLINE 35 FT. RIGHT-OF-WAY EASEMENT

518.31'

S. 0° 08' 06" E.

524.82'

S. 0° 38' 35" E.

DOLORES BARNETT

FD. 1/2" IRON ROD  
SEE NOTE A

479.17' N. 89° 24' 08" W.

954.71'

DAN MESEROLE

FD. 1/2" IRON ROD  
SEE NOTE A

APPROVALS

Keith L. Cubic 12/20/84

PLANNING COMMISSION DATE

Larry E. Moore DEPT. 12-21-84  
COUNTY SURVEYOR DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ROBERT L. DOLAN  
1076

MAP FILE M 98-2A

MAP FILE M 98-2A

Pl 8- Pg 143B

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COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP FILE M 98 - 2.18

### PARCEL A

A PART OF LOT 20, MELROSE ORCHARDS IN THE NORTH 1/2, SECTION 1, T.27S., R.7W., W.M., DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.49°30'50"E, 2203.24 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 1 AND 2, T.27S., R.7W., W.M. AND SECTIONS 35 AND 36, T.26S., R.7W., W.M., THENCE N.89°48'59"E, 479.14 FT., THENCE S.0°08'06"E, 518.31 FT., THENCE N.89°24'08"W, 479.17 FT., THENCE N.0°08'06"W, 511.78 FT. TO THE POINT OF BEGINNING.

CONTAINS 5.67 ACRES MORE OR LESS.  
SUBJECT TO THE 35 FOOT EASEMENT DESCRIBED BELOW.

### PARCEL B

A PART OF LOT 20, MELROSE ORCHARDS IN THE NORTH 1/2, SECTION 1, T.27S., R.7W., W.M., DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.49°30'50"E, 2203.24 FT. AND N.89°48'59"E, 479.14 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 1 AND 2, T.27S., R.7W., W.M. AND SECTIONS 35 AND 36, T.26S., R.7W., W.M., THENCE N.89°48'59"E, 470.84 FT., THENCE S.0°38'35"E, 524.82 FT., THENCE N.89°24'08"W, 475.54 FT., THENCE N.0°08'06"W, 518.31 FT. TO THE POINT OF BEGINNING.

CONTAINS 5.67 ACRES MORE OR LESS.

INCLUDES A 35 FOOT RIGHT-OF-WAY EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT BEARS S.49°30'50"E, 2203.24 FT. AND S.0°08'06"E, 336.23 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 1 AND 2, T.27S., R.7W., W.M. AND SECTIONS 35 AND 36, T.26S., R.7W., W.M., THENCE S.83°15'04"E, 309.04 FT., THENCE N.59°55'20"E, 198.87 FT.

### NARRATIVE:

SURVEY TO MONUMENT PROPERTY CORNERS AND PREPARE DEED DESCRIPTIONS.

### INSTRUMENTS:

THEODOLITE, DISTANCE METER

### NOTE A

FOUND 1/2" IRON RODS ON ALL FOUR CORNERS OF LOT 20, THERE IS NO RECORD OF THESE RODS BEING SET, ALL THE RODS ARE AT EXISTING FENCE CORNER INTERSECTIONS.

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 DEC 21 PM 1:05

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Maryel Beal  
DEPUTY

NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

84-16062

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

MAP FILE M 98 - 2.18