BK. 9 - Pg. 70 A

MINOR LAND PARTITION

IN LOT 65 AND A PORTION OF LOT 72, MELROSE ORCHARDS
E. 1/2, SECTION 36, T.26S., R.7W., W.M., DOUGLAS COUNTY, OR.

FILED
APR 8 1986
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYOR'S FILE DATA
DO NOT REMOVE FROM OFFICE

File No. 63/25(N)

MAP FILE M.100 - 55A

PARTITIONERS : JEFF G. GUIDO AND JIM D. SHRINER
1464 CLEVELAND HILL RD.
ROSEBURG, OREGON 97470

LEGAL OWNER OF RECORD : WALTER AMIS

SURVEYOR : ROBERT L. DOLAN
RT. 1, BOX 1820
SUTHERLIN, OR. 97479

DATE : MARCH 1986

SCALE : 1" = 100'

Legend : ○ = FD. 5/8" IRON ROD OR AS NOTED
● = SET 5/8" x 30" IRON ROD W/CAP (LS 1076)
(REC.) RECORD AS PLAT AND M 56-23

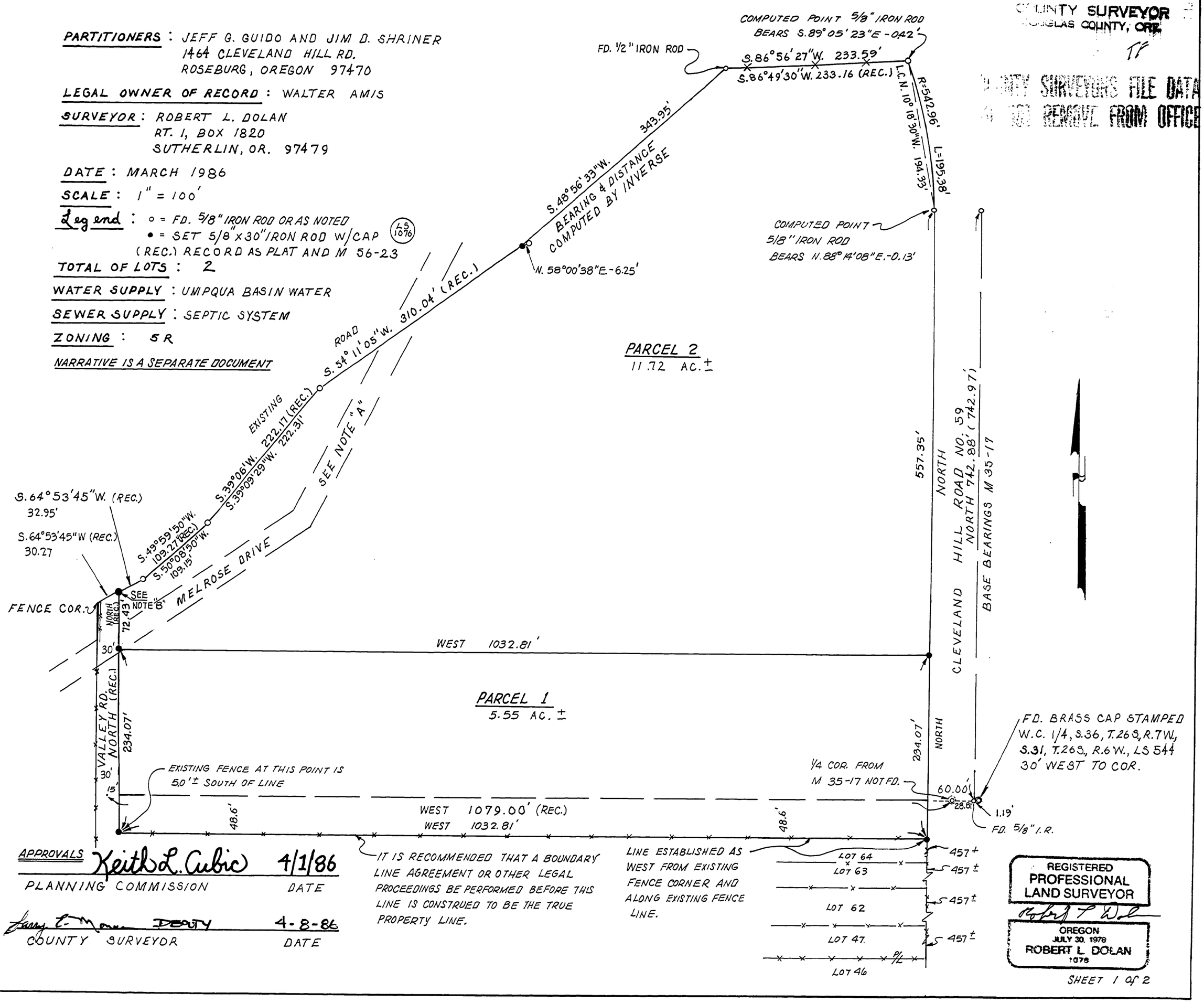
TOTAL OF LOTS : 2

WATER SUPPLY : UMPQUA BASIN WATER

SEWER SUPPLY : SEPTIC SYSTEM

ZONING : 5R

NARRATIVE IS A SEPARATE DOCUMENT



APPROVALS

Keith L. Cubic — 4/1/86
PLANNING COMMISSION — DATE

Larry E. Moore DEPUTY — 4-8-86
COUNTY SURVEYOR — DATE

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

SHEET 1 of 2

MAP FILE M100 - 55A
63/25(N)

BK. 9 - Pg. 70B

MINOR LAND PARTITION

IN LOT 65 AND A PORTION OF LOT 72, MELROSE ORCHARDS
E. 1/2, SECTION 36, T.26S., R.7W., W.M., DOUGLAS COUNTY, OR.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED 1/2
APR 8 1986 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

C.S. File No. 63/25(N)

MAP FILE M100 - 55B

PARCEL 1 BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO.59 THAT BEARS WEST, 31.19 FT. AND SOUTH 48.6 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTION 36, T 26 S, R 7W AND SECTION 31, T26S, R6W W.M., THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH, 234.07 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY LINE WEST 1032.81 FT. TO A 5/8" IRON ROD, THENCE SOUTH, 234.07 FT. TO A 5/8" IRON ROD, THENCE EAST 1032.81 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN LOT 65, MELROSE ORCHARDS, IN THE EAST 1/2, SECTION 36, T26S, R7W, W.M. CONTAINS 5.55 ACRES MORE OR LESS.
INCLUDING ANY PORTIONS OF MELROSE DRIVE AS SHOWN ON MELROSE ORCHARDS PLAT WHICH MAY FALL WITHIN DESCRIBED PARCEL.

PARCEL 2 BEGINNING AT 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 59 THAT BEARS WEST, 31.19 FT. AND NORTH, 185.47 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTION 36, T 26S, R 7W AND SECTION 31, T26S, R6W, W.M., THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH, 557.35 FT. TO A POINT THENCE ALONG THE ARC OF A 542.96 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.10°18'30"W 194.33 FT.) TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE S 86°56'27"W 233.59 FT. TO A 1/2" IRON ROD, THENCE S 48°56'33"W, 343.95 FT. TO A 5/8" IRON ROD, THENCE S 54°11'05"W, 310.04 FT. TO A 5/8" IRON ROD, THENCE S.39°09'29"W. 222.31 FT. TO A 5/8" IRON ROD, THENCE S.50°08'50"W. 109.15 FT. TO A 5/8" IRON ROD THENCE S 64°53'45"W 32.95 FT. TO A 5/8" IRON ROD, THENCE SOUTH, 72.43 FT. TO A 5/8" IRON ROD, THENCE EAST, 1032.81 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN LOT 65 AND A PORTION OF LOT 72, MELROSE ORCHARDS, IN THE NE 1/4, SECTION 36, T26S, R7W, W.M. CONTAINS 11.72 ACRES MORE OR LESS.
INCLUDING ANY PORTIONS OF MELROSE DRIVE AS SHOWN ON MELROSE ORCHARDS PLAT WHICH MAY FALL WITHIN DESCRIBED PARCEL.

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:

1986 APR 10 PM 1:40

DOUGLAS COUNTY CLERK

BY Marie L Lee
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

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

MAP FILE M100 - 55B
C.S. File No. 63/25(N)

M 100 - 55 A & B

NARRATIVE

Minor Land Partition survey in Lot 65 and a portion of Lot 72, Melrose Orchards in the E 1/2, Section 36, T26S, R7W, W.M., Douglas County, Oregon.

This survey was performed March 1986 for Jeff Guido and Jim Shriner to monument property corners for Parcel 1 and Parcel 2.

Note A: Position of Melrose Drive shown is an approximate location as per County Assessor maps. I have found no physical or documentary evidence to determine the location of the road. The centerline of the existing road is approximately 20.00 ft. northerly of the existing property and fence line.

Note B: Due to the uncertainity of the location of Melrose Drive this point was computed on the prolongation of the easterly line of Valley Road and the intersection of the northerly property line.

Instruments: Theodolite and distance meter.

FILED

APR 8 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
ROBERT L. DO
1076

C.S. File No. 63/25-2

M 100 - 55 A & B

NARRATIVE

Minor Land Partition survey in Lot 65 and a portion of Lot 72, Melrose Orchards in the E 1/2, Section 36, T26S, R7W, W.M., Douglas County, Oregon.

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Instruments: Theodolite and distance meter.

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DOUGLAS COUNTY, ORE.

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LAND SURVEYOR

OREGON
JULY 30, 1976
ROBERT L. DO
1076

C.S. File No. 63/25-2