

Br 10-09 93A

6/3/25

M107-11A

# MAJOR LAND PARTITION IN A PORTION OF LOT 74, MELROSE ORCHARDS, IN THE S.W. 1/4 SECTION 25 AND THE N.W. 1/4 SECTION 36, T.26 S., R.7 W., W.M., DOUGLAS COUNTY, OREGON

**PARTITIONER:** BRUCE CURTIS  
1061 GREEN HILL DR.  
ROSEBURG, OR. 97470

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

**Legend:** ○ FD. 5/8" IRON ROD OR AS NOTED  
● SET 5/8" x 30" IRON ROD W/ CAP (LS 076)

**PARTITIONER:** EDVIN BERNDT  
1121 GREEN HILL DR.  
ROSEBURG, OR. 97470

**DATE:** NOVEMBER 1988

**SCALE:** 1" = 200'

**TOTAL NUMBER OF LOTS:** 3

**WATER SUPPLY:** UBWA

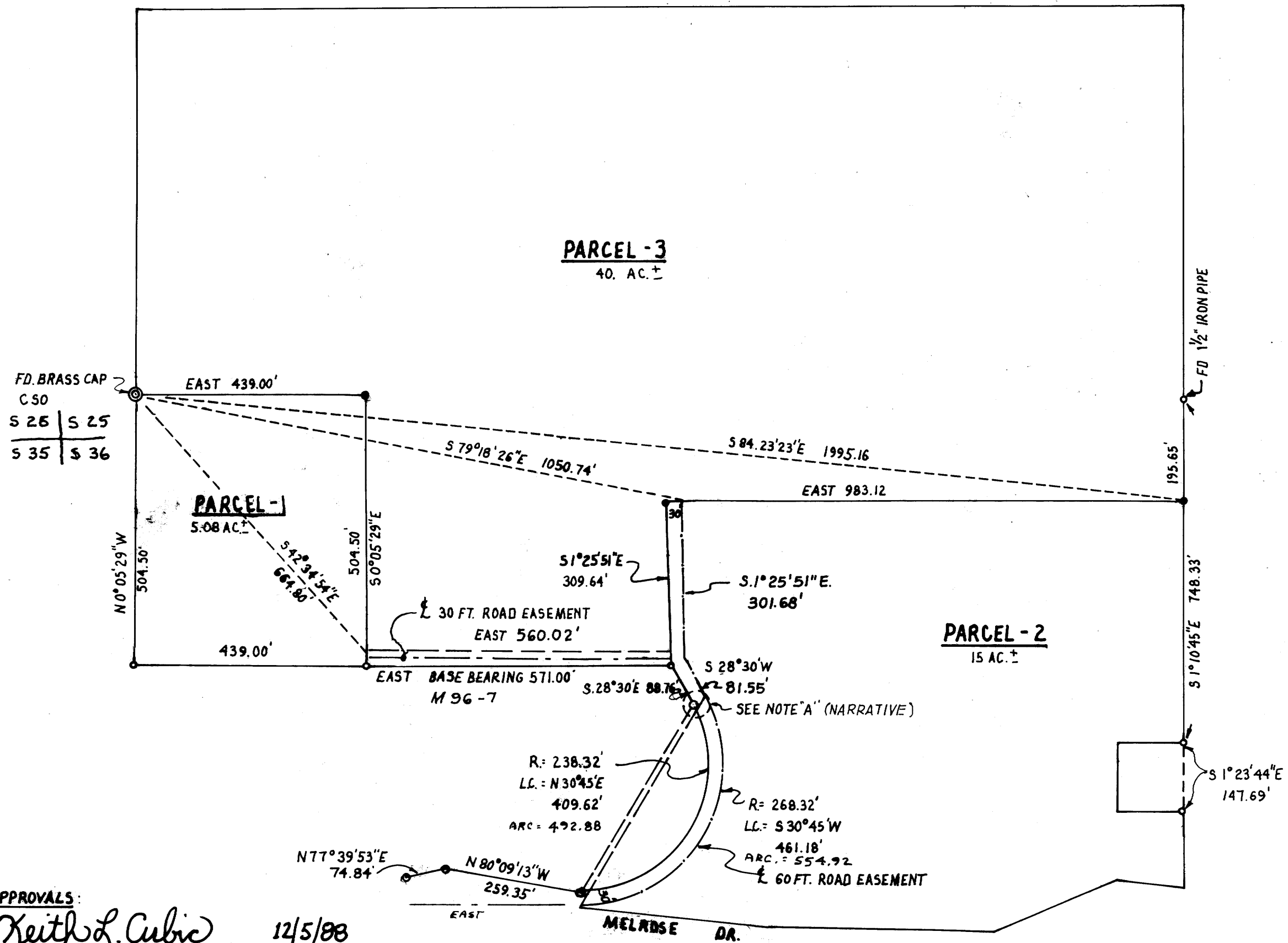
**SEWER SUPPLY:** SEPTIC SYSTEM

**ZONING:** 5R

**NARRATIVE IS ON SEPARATE DOCUMENT.**

FILED  
7/2  
JUL 29 1989  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
✓

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



**APPROVALS:**  
*Keith L. Cubic* 12/5/88  
 PLANNING COMMISSION DATE  
*Francis L. Ingram* 12-12-88  
 COUNTY SURVEYOR DATE

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

MAP FILE M107-11A  
6/3/25

Db. 10-11-8 93B

63/25

MAP F-1107-11B

MAJOR LAND PARTITION IN A PORTION OF LOT 74, MELROSE ORCHARDS, IN THE S.W. 1/4 SECTION 25 AND THE N.W. 1/4 SECTION 36, T.26 S., R.7 W., W.M., DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

FILED

DEC 12 1968

COUNTY SURVEYOR DOUGLAS COUNTY, ORE

88-17885

STATE OF OREGON COUNTY OF DOUGLAS

GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

1968 DEC 13 AM 10:52

GAY FIELDS DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

88-17885

FEE PP

LEGAL DESCRIPTION

PARCEL-1

A PARCEL OF LAND IN A PORTION OF LOT 74, MELROSE ORCHARDS IN THE N.W. 1/4, SECTION 36, T.26 S., R.7 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE EAST, 439.00 FT. TO A 5/8" IRON ROD, THENCE S 0°05'29"E, 504.50 FT. TO A 5/8" IRON ROD, THENCE WEST, 439.00 FT. TO A 5/8" IRON ROD, THENCE N 0°05'29"W, 504.50 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.08 ACRES MORE OR LESS

TOGETHER WITH A 30.00 FT. WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S 42°34'54"E, 664.80 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE EAST, 560.02 FT. MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FT. ROAD EASEMENT.

ALSO TOGETHER WITH A 60.00 FT. WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S 79°18'26"E, 1050.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE S 1°25'51"E, 301.68 FT., THENCE S 28°30'00"E, 81.55 FT., THENCE ALONG THE ARC OF A 268.32 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S 30°45'00"W, 461.18 FT.) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MELROSE DRIVE. RADIUS

PARCEL-2

A PARCEL OF LAND IN A PORTION OF LOT 74, MELROSE ORCHARDS IN THE N.W. 1/4, SECTION 36, T.26 S., R.7 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 74, MELROSE ORCHARDS LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" IRON ROD THAT BEARS S 84°23'23"E, 1995.16 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE WEST, 983.12 FT. TO A 5/8" IRON ROD, THENCE S 01°25'51"E, 309.64 FT. TO A 5/8" IRON ROD, THENCE S 28°30'00"E, 88.76 FT. TO A 5/8" IRON ROD, THENCE ALONG THE ARC OF A 238.32 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S 30°45'00"W, 409.62 FT.) TO A 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 POINT.

EXCEPTING THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 66-12026

SUBJECT TO AND TOGETHER WITH A 60.00 FT. WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S 79°18'26"E, 1050.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE S 1°25'51"E, 301.68 FT., THENCE S 28°30'00"E, 81.55 FT., THENCE ALONG THE ARC OF A 268.32 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S 30°45'00"W, 461.18 FT.) TO A POINT ON THE THE NORTHERLY RIGHT-OF-WAY OF MELROSE DRIVE. RADIUS

PARCEL-3

A PARCEL OF LAND IN A PORTION OF LOT 74, MELROSE ORCHARD, IN THE S.W. 1/4, SECTION 25 AND THE N.W. 1/4, SECTION 36, T.26 S., R.7 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 74, MELROSE ORCHARDS LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" IRON ROD THAT BEARS S 84°23'23"E, 1995.16 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE WEST, 983.12 FT. TO A 5/8" IRON ROD, THENCE S 01°25'51"E, 309.64 FT. TO A 5/8" IRON ROD, THENCE EAST, 571.00 FT. TO A 5/8" IRON ROD, THENCE N 0°05'29"W, 504.50 FT. TO A 5/8" IRON ROD, THENCE WEST, 439.00 FT. TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M.

SUBJECT TO AND TOGETHER WITH A 30.00 FT. WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S 42°34'54"E, 664.80 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T.26 S., R.7 W., W.M., THENCE EAST, 560.02 FT. MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FT. ROAD EASEMENT.

ALSO TOGETHER WITH A 60.00 FT. WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S 79°18'26"E, 1050.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, R.7 W., W.M., THENCE S 1°25'51"E, 301.68 FT. THENCE S 28°30'00"E, 81.55 FT., THENCE ALONG THE ARC OF A 268.32 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S 30°45'00"W, 461.18 FT.) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MELROSE DRIVE. RADIUS

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

CS FILE NO. 63/25 M107-11B

FILED

M 107-11 A+B

DEC 12 1988

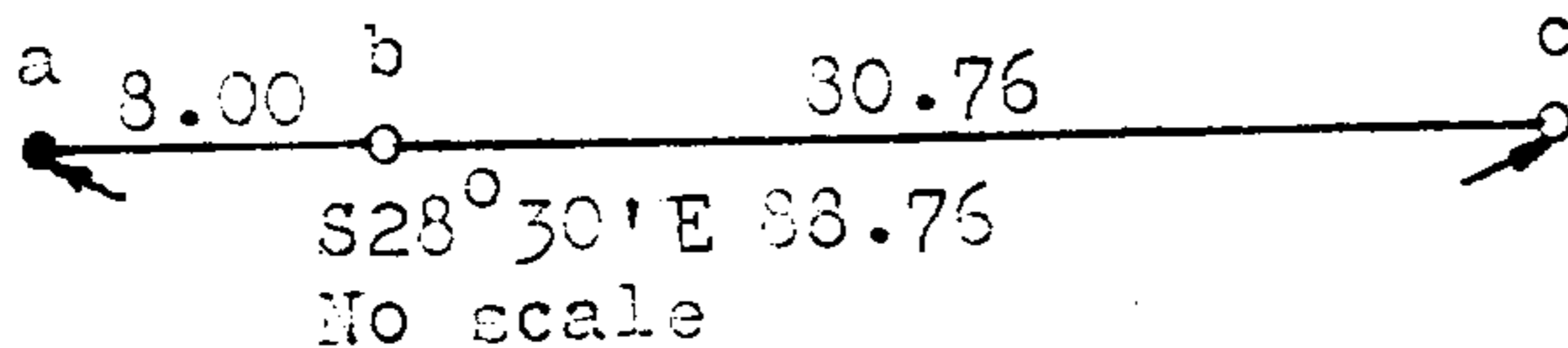
NARRATIVE

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

A Major Land Partition in a portion of Lot 74, Melrose Orchards in the SW 1/4, Section 25 and the NW 1/4, Section 36, T26S, R7W, W.M., Douglas County, Oregon.

This survey was performed November 1988 for Bruce Curtis and Edwin Berndt to establish property corners for Parcel 1 and to establish a dividing line between Parcels 2 and 3. Said corners were established from found corners on survey No. M96-7 and M36-47, also refer to Deed No. 83-10759.

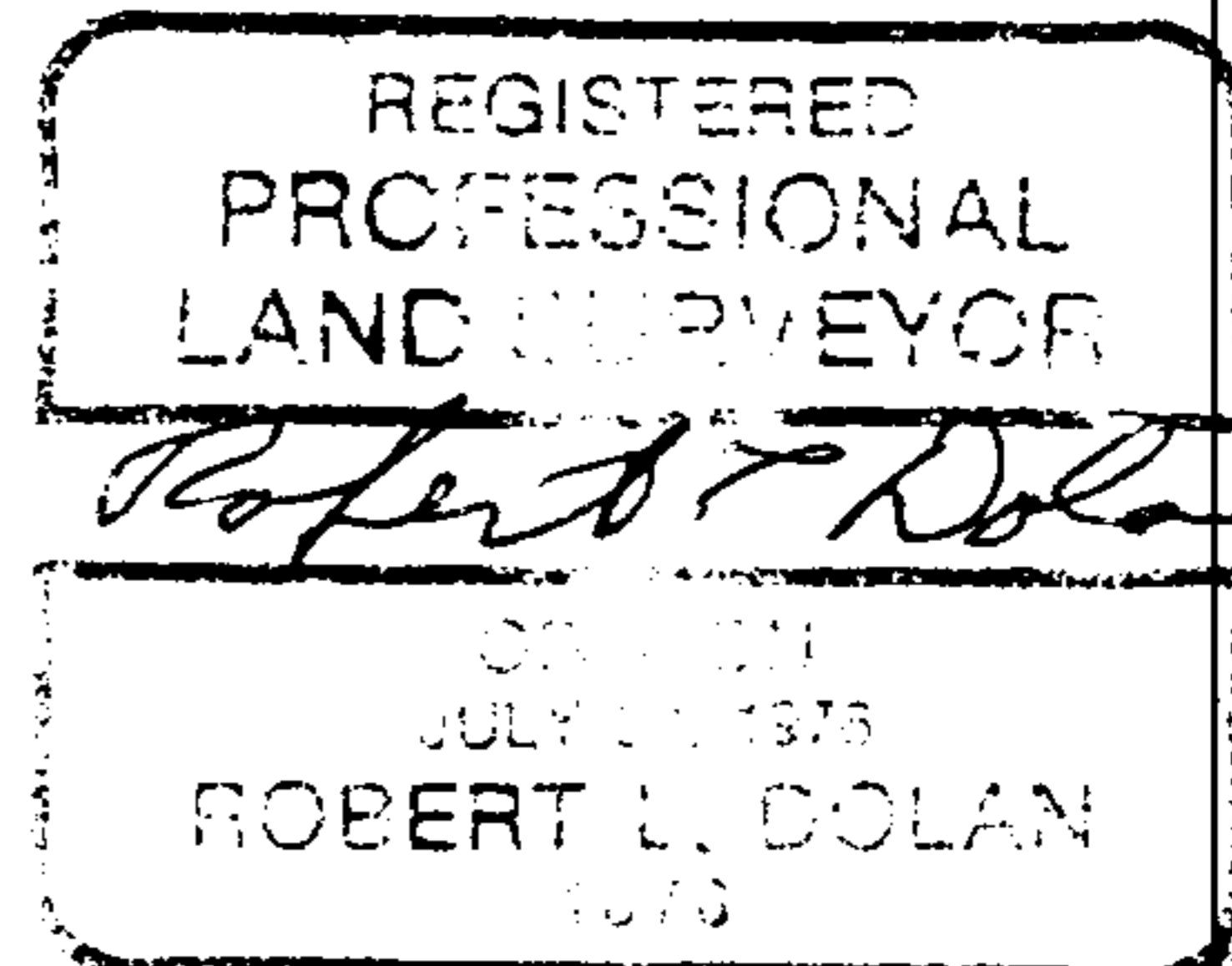
Note A See Detail



5/8" rod b was evidently set at 80.76 ft. from 5/8" rod c on survey No. M96-7, possibly due to lack of communications. 5/8" rod a was set at record bearing and distance.

Instruments: Theodolite and distance meter.

Robert L. Dolan  
Rt. 1 Box 1820  
Sutherlin, Or. 97479



C.S. File No. 63/25-9