

**MINOR LAND PARTITION IN LOT 65 AND A PORTION OF LOT 72,
MELROSE ORCHARDS, N.E. 1/4, SECTION 36, T.26S., R.7W., W.M.,
DOUGLAS COUNTY, OREGON**

PARTITIONER: JEFF GUIDO
1578 CLEVELAND HILL RD.
ROSEBURG, OREGON 97470

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

DATE: MARCH, 1989

SCALE: 1" = 100'

Legend: ○ FD. 5/8" IRON ROD OR AS NOTED
● SET 5/8" X 30" IRON ROD W/CAP (L.S. 076)

TOTAL OF LOTS: 2

WATER SUPPLY: UMPQUA BASIN WATER

SEWER: SEPTIC SYSTEM

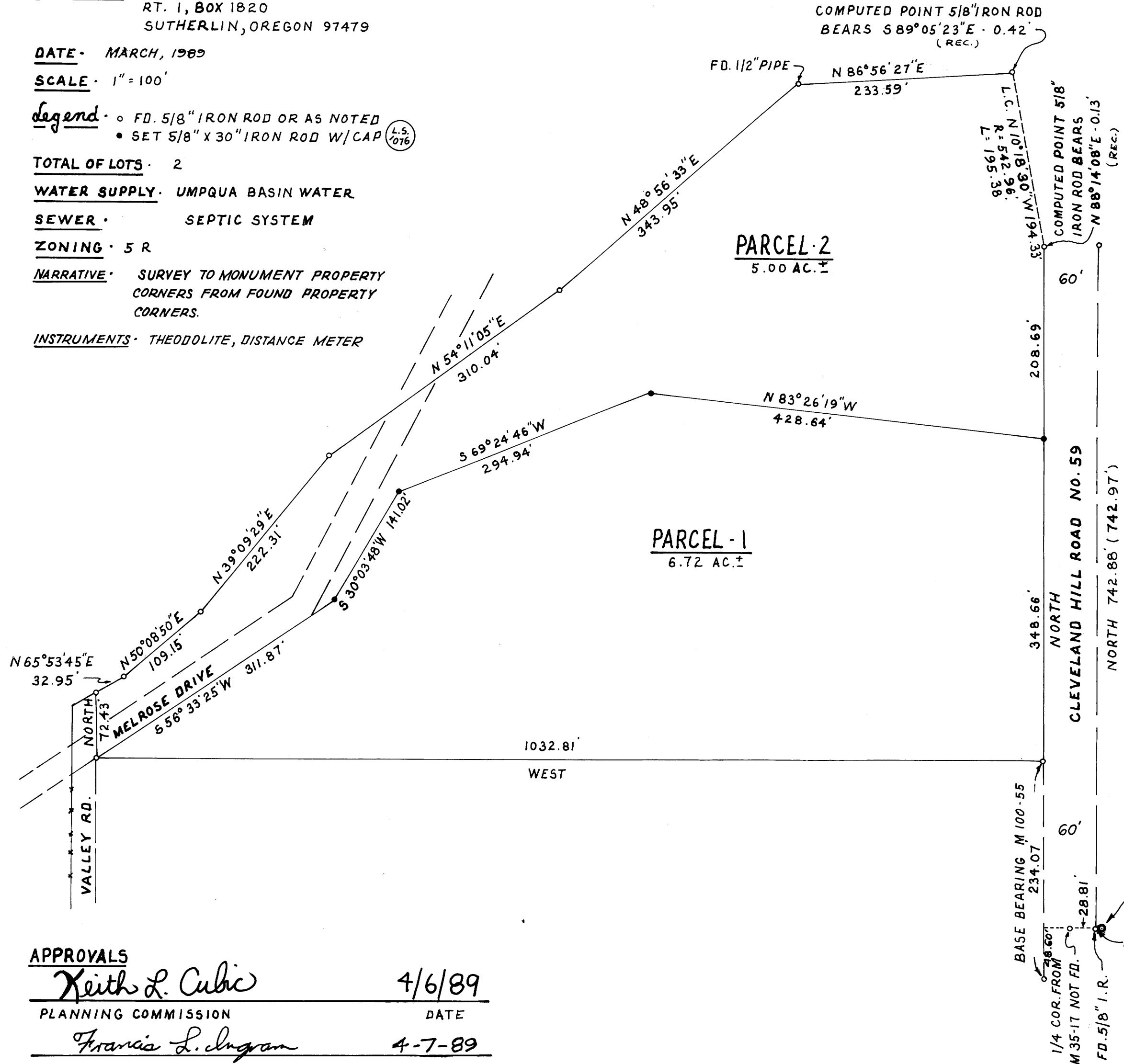
ZONING: 5 R

NARRATIVE: SURVEY TO MONUMENT PROPERTY CORNERS FROM FOUND PROPERTY CORNERS.

INSTRUMENTS: THEODOLITE, DISTANCE METER

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FILED
JL
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



FD. BRASS CAP STAMPED
W.C. 1/4, S. 36, T. 26S., R. 7W.,
S. 31, T. 26S., R. 6W., L.S. 544
30' WEST TO COR.

APPROVALS

Keith L. Cubic 4/6/89
PLANNING COMMISSION DATE

Francis L. Ingam 4-7-89
COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT L. DOLAN
OREGON
JULY 30, 1976
1078

M167-70A

BK. 10-Pg. 119B

**MINOR LAND PARTITION IN LOT 65 AND A PORTION OF LOT 72,
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FILED
JUL 30 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
7

MAY 1976 M107-70 B

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 NORTH 185.47 FT. FROM THE 1/4 CORNER COMMON TO SECTION 36, T.26S., R.7W. AND SECTION 31, T.26S., R.6W., W.M., THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH, 348.66 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°26'19"W, 428.64 FT. TO A 5/8" IRON ROD, THENCE S 69°24'46"W, 294.94 FT. TO A 5/8" IRON ROD, THENCE S 30°03'48"W, 141.02 FT. TO A 5/8" IRON ROD, THENCE S 56°33'25"W, 311.87 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 N.E. 1/4, SECTION 36, T.26S., R.7W., W.M. AND CONTAINING 6.72 ACRES MORE OR LESS.

INCLUDING ANY PORTIONS OF MELROSE DRIVE AS SHOWN ON MELROSE ORCHARDS PLAT WHICH MAY FALL WITHIN DESCRIBED PARCEL.

AFFIDAVIT OF CORRECTION
8/14/89 BK 1070 Pg. 395

PARCEL - 2

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 NORTH, 534.13 FT. FROM THE 1/4 CORNER COMMON TO SECTION 36, T.26S., R.7W. AND SECTION 31, T.26S., R.6W., W.M., THENCE LEAVING SAID RIGHT-OF-WAY, N 83°26'19"W, 428.64 FT. TO A 5/8" IRON ROD, THENCE S 69°24'46"W, 294.94 FT. TO A 5/8" IRON ROD, THENCE S 30°03'48"W, 141.02 FT. TO A 5/8" IRON ROD, THENCE S 56°33'25"W, 311.87 FT. TO A 5/8" IRON ROD, THENCE NORTH, 72.43 FT. TO A 5/8" IRON ROD, THENCE N 64°53'45"E, 32.95 FT. TO A 5/8" IRON ROD, THENCE N 50°08'50"E, 109.15 FT. TO A 5/8" IRON ROD, THENCE N 39°09'29"E, 222.31 FT. TO A 5/8" IRON ROD, THENCE N 54°11'05"E, 310.04 FT. TO A 5/8" IRON ROD, THENCE N 48°56'33"E, 343.95 FT. TO A 1/2" IRON PIPE, THENCE N 86°56'27"E, 233.59 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 59, THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 542.96 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S 10°18'30"E, 194.33 FT.) TO A POINT, THENCE SOUTH 208.69 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN LOT 65 AND A PORTION OF LOT 72, MELROSE ORCHARDS, IN THE N.E. 1/4, SECTION 36, T.26S., R.7W., W.M. AND CONTAINING 5.00 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, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1989 APR -7 AM 11:21

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

BY Carol Enger
DEPUTY
FEE PP

89-04233

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