

FILED

APR 26 1989

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Glenn S. Baughman*  
GLENN S. BAUGHMAN  
536

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 40, MELROSE ACRES INTO 2 PARCELS. LOT 40 WAS LOCATED BY PROPORTIONATE MEASUREMENT. THE NE AND SE CORNERS WERE PROPORTIONED BETWEEN THE NE CORNER OF LOT 22 PER M 60-72 AND THE SW CORNER OF LOT 50 PER M 87-51. THE NW AND SW CORNERS WERE COMPUTED ON THE EAST R/W LINE OF THE ELGAROSE LOOP COUNTY ROAD NO. 53 AND PROPORTIONED BETWEEN THE NW CORNER OF LOT 22 PER M 60-72 AND A MONUMENT 20 FEET NORTH OF THE SW CORNER OF LOT 52 PER M 60-56. THE SOUTHERLY 13 FEET OF LOT 40 WAS THEN EXCLUDED AS PER DEED DESCRIPTION AND THE PROPERTY WAS PARTITIONED AND MONUMENTED AS SHOWN ON THE FACE OF THE MAP.  
THIS SURVEY WAS PERFORMED BY K. DEGROOT, M. FROMDAHL AND L. FANNING USING A NIKON NTD 4 AND A 200 FOOT STEEL TAPE WITH COMPUTATIONS AND DRAFTING BY K.DEGROOT.

PARCEL NO. 1

A PARCEL OF LAND LOCATED IN THE NW QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOT 40, MELROSE ORCHARDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NE CORNER OF LOT 40, MELROSE ORCHARDS FROM WHICH THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN BEARS N.75°52'19"W., 864.07 FEET; THENCE S.0°10'14"W. ALONG THE EAST LINE OF LOT 40, 271.20 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE, S.89°59'04"W., 804.70 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF ELGAROSE LOOP COUNTY ROAD NO. 53; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

N.0°07'50"W., 3.00 FEET TO A 5/8" IRON ROD 30 FEET LEFT OF CENTERLINE STATION 251+00,  
N.0°07'50"W., 50.04 FEET TO A 5/8" IRON ROD 30 FEET LEFT OF CENTERLINE STATION 250+50,  
N.3°40'59"E., 150.35 FEET TO A 5/8" IRON ROD 40 FEET LEFT OF CENTERLINE STATION 249+00,  
N.2°40'31"W., 70.97 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID LOT 40;  
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S.89°49'01"E., 799.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES, MORE OR LESS.

PARCEL NO. 2

A PARCEL OF LAND LOCATED IN THE NW QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOT 40, MELROSE ORCHARDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF LOT 40, MELROSE ORCHARDS FROM WHICH THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN BEARS N.42°41'13"W., 1232.85 FEET; THENCE S.89°59'04"W., 802.47 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF ELGAROSE LOOP COUNTY ROAD NO. 53; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: N.0°07'50"W., 27.41 FEET TO A 5/8" IRON ROD 30 FEET LEFT OF CENTERLINE STATION 255+00, N.0°07'50"W., 396.71 FEET TO A 5/8" IRON ROD; THENCE N.89°59'04"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE, 804.70 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 40; THENCE S.0°10'14"W. ALONG SAID EAST LINE, 424.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.82 ACRES, MORE OR LESS.

SURVEYED FOR:  
STAN & JUANITA NELSON  
13 MARY ANN LANE  
ROSEBURG OR 97470

SURVEYED BY:  
BAUGHMAN TECHNICAL SERVICES, INC.  
433 S.E. MAIN STREET  
ROSEBURG, OR 97470  
PHONE: 673-0966

WATER: UMPQUA BASIN WATER ASSN.

SEWER: SUB-SURFACE

ZONING: RURAL RESIDENTIAL (5)

FILE: 89-034

APPROVALS:

*Keith L. Cubie*  
PLANNING DIRECTOR

4/21/89  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

4-26-89  
DATE

MINOR LAND PARTITION  
LOCATED IN LOT 40, MELROSE ORCHARDS  
IN THE NW 1/4 OF SECTION 1, T.27S., R.7W., W.M.  
APRIL 1989 SCALE 1" = 200'

LEGEND:

- O = SET 5/8"x30" I.R. W/PLASTIC CAP MK'D. "BAUGHMAN TECH SERV"
- △ = FD. 5/8" I.R. (M60-56)
- ▲ = FD. 5/8" I.R. (M60-72)
- = FD. 1/2" I.R. (M87-51)
- = FD. 5/8" I.R. C.R. R/W
- = FD. 1" I.P. W/BRASS CAP PER DCSO RENEWAL #176
- = FD. FENCE CORNER
- ◆ = PT. COMPUTED NOT SET

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 26 PM 12:03

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

*Carol Engler*  
DEPUTY

89-05306

