

MAJOR LAND PARTITION IN A PORTION OF LOTS 65, 72 AND 73 MELROSE ORCHARDS IN THE N. 1/2, SECTION 36, T. 26 S., R. 7 W., W. M., DOUGLAS COUNTY, OREGON

FOR: LANCE S. & BONITA R. SETER
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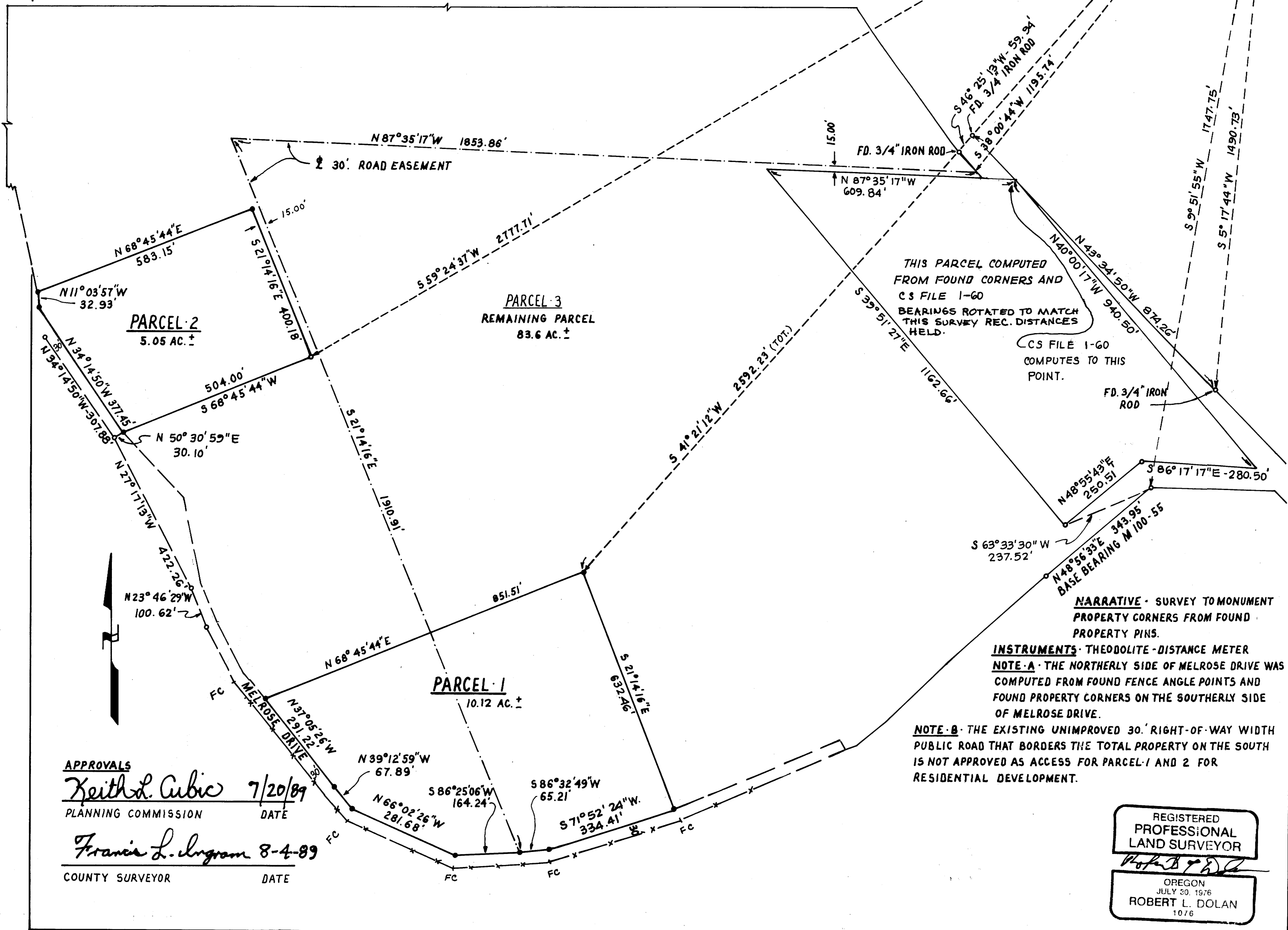
DATE: JUNE 1989
SCALE: 1" = 200'

Legend: • FD. 5/8" IRON ROD OR AS NOTED
• SET 5/8" x 30" IRON ROD W/CAP

TOTAL NUMBER OF LOTS: 3
WATER: UMPQUA BASIN
SEWER: SEPTIC
ZONING: 5R RURAL RESIDENTIAL

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



THIS PARCEL COMPUTED FROM FOUND CORNERS AND CS FILE 1-60 BEARINGS ROTATED TO MATCH THIS SURVEY REC. DISTANCES HELD.

CS FILE 1-60 COMPUTES TO THIS POINT.

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

INSTRUMENTS: THEODOLITE - DISTANCE METER
NOTE A: THE NORTHERLY SIDE OF MELROSE DRIVE WAS COMPUTED FROM FOUND FENCE ANGLE POINTS AND FOUND PROPERTY CORNERS ON THE SOUTHERLY SIDE OF MELROSE DRIVE.

NOTE B: THE EXISTING UNIMPROVED 30' RIGHT-OF-WAY WIDTH PUBLIC ROAD THAT BORDERS THE TOTAL PROPERTY ON THE SOUTH IS NOT APPROVED AS ACCESS FOR PARCEL 1 AND 2 FOR RESIDENTIAL DEVELOPMENT.

APPROVALS
Keith L. Cubic 7/20/89
 PLANNING COMMISSION DATE
Francis L. Ingram 8-4-89
 COUNTY SURVEYOR DATE

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

MAP FILE M108 - 38 A

MAP FILE M108 - 38 A

**MAJOR LAND PARTITION IN A PORTION OF LOTS 65, 72 AND 73, MELROSE ORCHARDS
IN THE N. 1/2, SECTION 36, T. 26 S., R. 7 W., W. M., DOUGLAS COUNTY, OREGON**

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DO NOT REMOVE FROM OFFICE**

FILED

AUG 4 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE 11/28 - 388

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND IN LOT 72, MELROSE ORCHARDS, IN THE NE. 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 5/8" IRON ROD THAT BEARS S 41° 21' 12" W, 2592.23 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25 AND 36, T. 26 S., R. 7 W., W. M. AND SECTION 30 AND 31, T. 26 S., R. 6 W., W. M., THENCE S 21° 14' 16" E, 632.46 FT. TO A 5/8" IRON ROD ON THE NORTHERLY SIDE OF MELROSE DRIVE, THENCE ALONG SAID NORTHERLY SIDE OF MELROSE DRIVE AS FOLLOWS:

S 71° 52' 24" W, 334.41 FT. TO A 5/8" IRON ROD, THENCE S 86° 32' 49" W, 65.21 FT. TO A 5/8" IRON ROD, THENCE S 86° 25' 06" W, 164.24 FT. TO A 5/8" IRON ROD, THENCE N 66° 02' 26" W, 281.68 FT. TO A 5/8" IRON ROD, THENCE N 39° 12' 59" W, 67.89 FT. TO A 5/8" IRON ROD, THENCE N 37° 05' 26" W, 291.22 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID NORTHERLY SIDE OF MELROSE DRIVE N 68° 45' 44" E, 851.51 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.12 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 30.00 FT. WIDE ROAD EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 59 THAT BEARS S 38° 00' 44" W, 1195.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25 AND 36, T. 26 S., R. 7 W., W. M. AND SECTIONS 30 AND 31, T. 26 S., R. 6 W., W. M., THENCE N 87° 35' 17" W, 1853.86 FT. TO A POINT, THENCE S 21° 14' 16" E, 1910.91 FT. MORE OR LESS TO A POINT ON THE NORTHERLY SIDE OF MELROSE DRIVE.

PARCEL 2

A PARCEL OF LAND IN A PORTION OF LOTS 72 AND 73, MELROSE ORCHARDS, IN THE N. E. 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 5/8" IRON ROD THAT BEARS S 59° 24' 37" W, 2777.71 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25 AND 36, T. 26 S., R. 7 W., W. M. AND SECTIONS 30 AND 31, T. 26 S., R. 6 W., W. M., THENCE S 68° 45' 44" W, 504.00 FT. TO A 5/8" IRON ROD ON THE NORTHERLY SIDE OF MELROSE DRIVE, THENCE ALONG THE NORTHERLY SIDE OF MELROSE DRIVE AS FOLLOWS:

N 34° 14' 50" W, 377.45 FT. TO A 5/8" IRON ROD, THENCE N 11° 03' 57" W, 32.93 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID NORTHERLY SIDE OF MELROSE DRIVE, N 68° 45' 44" E, 583.15 FT. TO A 5/8" IRON ROD, THENCE S 21° 14' 16" E, 400.18 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 WIDE ROAD EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 59 THAT BEARS S 38° 00' 44" W, 1195.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25 AND 36, T. 26 S., R. 7 W., W. M. AND SECTIONS 30 AND 31, T. 26 S., R. 6 W., W. M., THENCE N 87° 35' 17" W, 1853.86 FT. TO A POINT, THENCE S 21° 14' 16" E, 1910.91 FT. MORE OR LESS TO A POINT ON THE NORTHERLY SIDE OF MELROSE DRIVE.

PARCEL 3

THE REMAINING PARCEL AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS IN BOOK NO. 1025, PAGE 842, LESS PARCEL 1 AND 2.

SAID PARCEL SUBJECT TO AND TOGETHER WITH A 30.00 FT. WIDE ROAD EASTMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 59 THAT BEARS S 38° 00' 44" W, 1195.74 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 25 AND 36, T. 26 S., R. 7 W., W. M. AND SECTIONS 30 AND 31, T. 26 S., R. 6 W., W. M., THENCE N 87° 35' 17" W, 1853.86 FT. TO A POINT, THENCE S 21° 14' 16" E, 1910.91 FT. MORE OR LESS TO A POINT ON THE NORTHERLY SIDE OF MELROSE DRIVE.

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 AUG -7 AM 8:14

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gay Fields
DEPUTY

89-11785

FEE

89-11785

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT L. DOLAN
OREGON
JULY 30, 1976
1976