

03/05/2025

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON  
DOUGLAS COUNTY OREGON  
FILED

IN THE MATTER OF THE FORMATION OF THE )  
OF THE NOB HILL ROAD SPECIAL ROAD DISTRICT )  
IN DOUGLAS COUNTY, OREGON )  
)

FINAL ORDER  
APPROVING MAR 05 2025  
DISTRICT FORMATION

DOUGLAS COUNTY CLERK

RECITALS:

A. A petition requesting formation of the Nob Hill Road Special Road District was duly filed with the Douglas County Board of Commissioners; and

B. A public hearing was held on **February 12, 2025**, to hear the petition and any objections thereto and to determine whether, in accordance with the comprehensive plans, applicable Land Conservation and Development goals and the criteria described by plans, ORS 199.462 and 198.805, the affected area could be benefitted by formation of the district; and

C. After consideration of the economic, demographic and sociological trends and projections pertinent to the proposal, past and prospective physical developments of land that would directly or indirectly be affected by the proposal, and all other matters considered to be relevant to the petition, the Board is of the opinion that the area could be benefitted by formation of the district; and

D. No written requests for an election were filed with the Board; and

E. A final public hearing on the petition was held on **March 5, 2025**.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY HEREBY ORDERS:

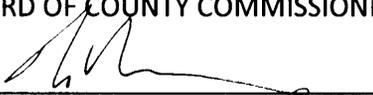
1. The Nob Hill Road Special Road District is established, formed, and created.
2. The boundary of the district is identified in the attached Boundary Map of Nob Hill Road Special Road District and legally described in Exhibit A, attached hereto and expressly made a part of this order.
3. The district shall be known as the Nob Hill Road Special Road District.
4. The purpose of the district is to provide road maintenance and improvement services in accordance with ORS 371.305.
5. In accordance with the criteria prescribed by ORS 199.462 and 198.805, the area proposed for formation could be benefitted by the formation and complies with all applicable comprehensive plans and the goals adopted under ORS 197.225.

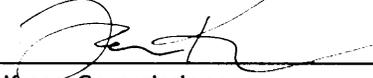
IT IS HEREBY FURTHER ORDERED: The following three persons are appointed to be the first members of the Nob Hill Road Special Road District Board of Directors serving one year terms of office.

- Position 1: Dennis Eberhardt
- Position 2: Cecilia Heath
- Position 3: Vernessa Johnson

DATED this 5<sup>th</sup> day of March, 2025.

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY

  
\_\_\_\_\_  
Tim Freeman, Chair

  
\_\_\_\_\_  
Tom Kress, Commissioner

  
\_\_\_\_\_  
Chris Boice, Commissioner

REVIEWED AS TO FORM

By   
Office of County Legal Counsel

Date: Feb. 27, 2025

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Douglas County Planning Department
1036 S.E. Douglas Ave
Roseburg OR 97470

Description and Map Approved
March 19, 2025
As per ORS 308.225

[x] Description [x] Map - Received from: Joshua M Shaklee
On: 3/7/2025

This is to notify you that your Description and Map in Douglas County for:
Formation of Nob Hill Road Special Road District

Order No 2025-0218

has been: [x] Approved 3/19/2025
[ ] Disapproved

Department of Revenue File Number: 10-1798-2025

Reviewed by: Robert Ayers, 503-983-3032

Boundary: [x] Change [ ] Proposed Change

The change is for:

- [x] Formation of a new district
[ ] Annexation of a territory to a district
[ ] Withdrawal of a territory from a district
[ ] Dissolution of a district

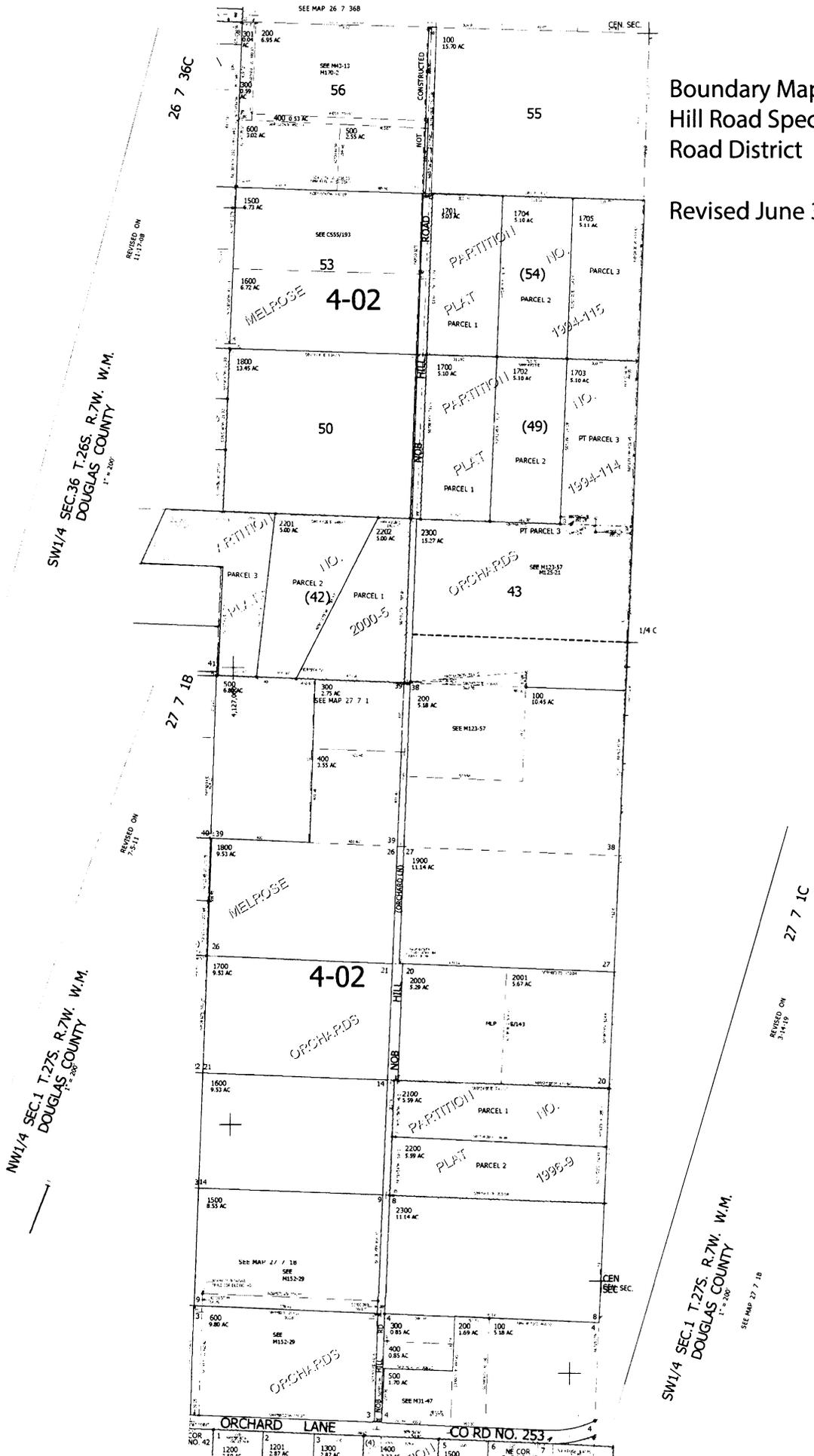
If you have not already done so, the approved
version of the Description and Map must also be
filed with the County Assessor

- [ ] Transfer
[ ] Merge
[ ] Establishment of Tax Zone



Boundary Map Nob Hill Road Special Road District

Revised June 3, 2024



**EXHIBIT A**  
**NOB HILL ROAD SPECIAL ROAD DISTRICT**  
**LEGAL DESCRIPTION**

The contiguous boundary of the Nob Hill Road Special Road District would include:

- The full length of Nob Hill Road, including that portion of Nob Hill Road on Douglas County Assessor Map SW1/4 Sec. 36 T.265R.7w. W.M/ Revised on 11/17/2008, 50°23'35"E: 51°12'05"E, length 710.79' and listed as NOT CONSTRUCTED.

The contiguous boundary of the Nob Hill Road Special Road District would include, without exceptions, the following properties, as described in their respective recorded deeds in Douglas County, Oregon, and that would be reasonably served (See Also Boundary Map):

1. Real property In the County of Douglas, State of Oregon, described as follows:  
Parcel 1 of land partition no. 1994-0115, as recorded in "record of partition plats", records of Douglas County, Oregon. Less and excepting those mineral rights reserved in book 302, page 824, recorder's no. 290930, and in book 344, page 182, recorder's no. 65-2126, records of Douglas County, Oregon.
2. Parcel 2 of Partition Plat No. 1994-0115, Surveyor's Record's Instrument No. 94-26251.
3. Parcel 3 of land partition 1944-0115, as recorded in "Records of Partition Plats", record of Douglas County, Oregon, located in lot 54 of Melrose Orchards, Douglas County, Oregon.
4. Parcel 1 of land partition 1944-0114, as recorded in "Records of Partition Plats", records of Douglas County, Oregon
5. Parcel 2 of Partition Plat No. 1994-114, Surveyor's Record's Instrument No. 94-26243.
6. Parcel 3 of Land Partition 1994-0114, Recorder's No. 94-26243, Records of Douglas County, Oregon, located in Lot 49 of MELROSE ORCHARDS, Douglas County, Oregon. ALSO: A parcel of land lying in Lot 43. MELROSE ORCHARDS. Douglas County, Oregon, being more particularly described as follows:  
BEGINNING at the Northeast corner of said Lot 43; thence South, along the East line of said Lot, 30.00 feet; thence West, on a line parallel to the North line of said Lot, 155.26 feet to a point; thence North 30.00 feet to the North line of said Lot; thence East, along said North line, 155.26 feet to the point of beginning.  
EXCEPTING THEREFROM a parcel of land lying in Lot 49, MELROSE ORCHARDS, Douglas County, Oregon, being a portion of Parcel 3 of Partition Plat No. 1994-0114 and more particularly described as follows:  
BEGINNING at the Southeast corner of said 10149; thence West, along the South line of said Lot, 155.26 feet to the true point of beginning, thence continuing West along said South line 155.26 feet to the Southwest corner of said Parcel 3; thence North along the West line of said Parcel 3, 30.00 feet; thence East 155.26 feet to a point; thence South 30.00 feet to the true point of beginning.  
T16S, R07W, S36C n 1703  
Order No. 57815
7. A parcel of land lying in Lot 49, MELROSE ORCHARDS Douglas County, Oregon, being a portion of Parcel 3 of Partition Plat No. 1994-114 and more particularly described as

follows:

Beginning at the Southeast corner of said Lot 49; thence West, along the South line of said lot, 155.26 feet to the true point of beginning; thence continuing West along said South line 155.26 feet to the Southwest corner of said Parcel 3; thence North along the West line of said Parcel 3, 30.00 feet; thence East 155.26 feet to a point; thence South 30.00 feet to the true point of beginning.

EXCEPTING THEREFROM A parcel of land lying in Lot 43. MELROSE ORCHARDS. Douglas County, Oregon, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 43; thence South, along the East line of said Lot, 30.00 feet; thence West, on a line parallel to the North line of said Lot, 155.26 feet to a point; thence North 30.00 feet to the North line of said Lot; thence East, along said North line, 155.26 feet to the point of beginning.

8. Parcel 3 of Land Partition 2000-0005, as recorded in "Record of Partition Plats" records of Douglas County, Oregon. Together with the following appurtenant easement: EASEMENTS as set forth on Land Partition No. 2000-0005, "Record of Partition Plats", Deed Records of Douglas County, Oregon.
9. Parcel 2 of Land Partition No. 2000-0005, recorded on January 19, 2000, Recording No. 2000-1042, Douglas County, Oregon
10. Parcel 1 of Land Partition No. 2000-0005 as reordered in "Record of Partition Plats" Deed Records of Douglas County, Oregon.
11. Lot 39, Melrose Orchards, Douglas County, Oregon.  
EXCEPTING THEREFROM the following: Beginning at the southeast corner of Lot 39, Melrose Orchards, Douglas County, Oregon; thence North along the east line of said Lot 39, a distance of 401.46 feet; thence West, parallel to the north line of said Lot 39, a distance of 401.46 feet; thence South, parallel to the east line of said Lot 39, a distance of 401.46 feet to the south line of said Lot 39; thence East along the south line of said Lot 39, a distance of 401.46 feet to the place of beginning.  
ALSO EXCEPTING THEREFROM, the following: Beginning at a point on the south line of Lot 39, Melrose Orchards, Douglas County, Oregon, which point of beginning is 401.23 feet West of the southeast corner of said Lot 39; thence from said point of beginning, West along the south line of said Lot 39, 400 feet to the southwest corner of said Lot 39; thence North along the west line of said Lot 39, 712 feet to the northwest corner of said Lot 39; thence East along the north line of said Lot 39, 400 feet; thence South 712 feet to the place of beginning, all in Section 1, Township 27 South, Range 7 West, Willamette Meridian. Douglas County, Oregon.
12. That portion of Lot 38 Melrose Orchards, Douglas County, Oregon described as follows:  
Beginning at the Northwest corner of said Lot 38, said point being "" the center of Orchard Lane; thence East along the North line of said Lot 38, a distance of 523.55 feet; thence South parallel with the West line of said Lot 38 a distance of 416.00 feet; thence West parallel with the North line of said lot 523.5 feet to the centerline. of Orchard Lane; thence North, along the centerline of Orchard Lane 416.00 feet to the point of beginning.  
AND  
The following described tract of land being a portion of that property described in Volume 1309, Page 118 of the Deed Records of Douglas County, having a Boundary Line Adjustment and being transferred to that property described in Volume 1077, Page 715 of said Deed Records, and more particularly described as follows:  
Beginning at a point on the south line of Lot 43, Melrose Orchards, as recorded in Volume

3, Page 2 of the Plat Records of Douglas County, said point being on the westerly Right-Of-Way line of Nob Hill Road, from which a 5/8 inch iron rod at the southeast corner of said Lot 43 bears S89°47'22"E 961.58 feet; thence leaving said westerly line S89°47'22"E 516.61 feet along said south line of said Lot 43 to an existing fence; thence leaving said south line North 67.06 feet along the existing fence to a 1 1/2 inch iron pipe; thence S83°43'06"W 519.72 feet to a point on said west line of Lot 43; thence. S0°06'02"E 6.02 feet along said west line to the Point of Beginning and containing 0.43 acres more or less, all lying in the SW 1/4 of section 36, Township 26 South, Range 7 West, Willamette Meridian.

13. Lot 38, Melrose Orchards, Douglas county, Oregon, excepting therefrom the following:  
Beginning at the northwest corner of said lot 38, said point being in the center of Orchard Lane; thence East along the north line of said lot 38, a distance of 523.55 feet; thence South, parallel with the west line of said lot 38, a distance of 416 feet; thence west, parallel with the north line of said lot, 523.55 feet to the center line of orchard lane; thence north along the center line of Orchard Lane 416 feet to the point of beginning.
14. Real property In the County of Douglas, State of Oregon, described as follows:  
Beginning at the Southeast corner of Lot 39, MELROSE ORCHARDS, Douglas County, Oregon; thence north along the east line of said Lot 39, 401.46 feet; thence West, parallel to the north line of said Lot 39, 401.46 feet; thence South, parallel to the east line of said lot 39, 401.46 feet to the South line of said Lot 39; thence East along the South line of said lot 39, 401,46 feet to the point at beginning. Excepting therefrom any portion lying within the dedicated public roads.
15. Lot 26, Melrose Orchards, Douglas County, Oregon
16. Lot Twenty-seven (27), Melrose Orchards, as shown on the official Plat on file in the office of the County Clerk of Douglas County, Oregon, in Douglas County, Oregon.
17. A part of Lot 20, Melrose Orchards in the North 1/2, Section 11, Township 27 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, described as follows:  
Beginning at a point that bears south , 49°30'50" East, 2203.24 feet from the Section corner common to Sections 1 and 2, Township 27 South, Range 7 West, Willamette Meridian and Sections 35 and 36, Township 26 South, Range 7 West, said point being on the Easterly right of way line of Nob Hill Road; thence North 89°48'59" East 479.14 feet to a 5/8" iron rod, said point also being the Northeast corner of that certain property conveyed to Peter C, Ouast, et ux, in Recorder's No. 84-16084, Records of Douglas county, Oregon; thence South 0°08'06" East 518.31 feet along said Westerly line of Quast property to a 5/8~iron rod; thence North 89°24'08" West along the Southerly boundary of said Lot 20 479.17 feet to a 5/8" iron rod; thence North 0°08'06" West 511.78 feet to the point of beginning.  
Less and Excepting Therefrom that portion conveyed to Douglas County, being the most Westerly 15 feet, as recorded December 20, 1984 in Book 9011 Page 523, Recorder's No. 84-16022, records of Douglas County, Oregon.
18. Real property in the County of Douglas, State of Oregon, described as follows:  
A part of lot 20, Melrose Orchards in the north half section 1, township 27 South, Range 7 West, Willamette Meridian, Douglas county, Oregon described as follows:  
Beginning at a point that bears south 49°30'50" East 2203.24 feet and North 89°48'59" East 479.14 feet from the section corner common to sections 1 and 2, Township 27 South, Range 7 West, Willamette meridian, Douglas County, Oregon, and sections 35 and 36,

township 26 South, Range 7 West, Willamette Meridian, Douglas county, Oregon; thence north 89°48'59" East, 470.84 feet, thence south 0°38'35" East, 524.82 feet; thence north 89°24'08" West, 475,54 feet; thence North 0°08'06" West, 518,31 feet to the point of beginning.

19. Lot 21, Melrose Orchards, Douglas County, Oregon. Excepting Therefrom that portion in County Road now known as Nob Hill Road

20. Those two sub parcels of Lot 15, Melrose Orchards, Douglas County, Oregon (excepting that portion in Dedicated Road) which sub parcels are described in land partition map recorded as Douglas County Recorder's No. 96-01409, and shown in map 1996-0009A, and described as Parcel 1 and Parcel 2 in said recorded land partition map.

21. Lot 14, Melrose Orchards, Douglas County, Oregon

22. The land referred to herein below is situated in the city of Roseburg, county of Douglas, State of Oregon and is described as follows:

Lot 9, Melrose Orchards, Douglas County, Oregon excepting therefrom:  
Beginning at a 5/8 inch diameter steel rebar which bears north 14 degrees 05' 29" East 595.61 feet from the northeast corner of donation land claim number 43 in Township 27 South, Range 7 West of the Willamette Meridian in Douglas County, Oregon; thence north 89 degrees 57' 24" East 776.77 feet to a 5/8 inch diameter steel rebar monumenting a point on the West right-of-way line of Nob Hill Road; thence south 0 degrees 08' 39" East, along said right-of-way line, 55.17 feet to a point on the north line of lot 3, Melrose Orchards, according to the official plat there, of record in said county and state; thence north 89 degrees 58' 32" West, along said North lot line 776.41 feet to a point in a north-south fence line which bears South 0 degrees 31' 57" East from the point of beginning; thence North 0 degrees 31' 57" West, 54.25 feet to the point of beginning. commonly know (sic) as: 294 Nob Hill Road, Roseburg, Or 97470 (*author note: currently 97471*)

23. Lot 8, Melrose Orchards, Douglas County, Oregon.

24. The North half of the following described property:

That portion of Lot 4, Melrose Orchards, in the county of Douglas and State of Oregon, described as beginning at the Northwest corner of land conveyed to Pauline L. Hockett by Recorder's No. 67-2735, records -of Douglas County, Oregon, said point bears North 0°09'10" West 239.96 feet from the Southwest corner of said Lot 4; thence North 0°09'10" West 239.97 feet to the Northwest corner of said Lot 4; thence North 89°46'53" East along, the Northerly line of said Lot 4, 308,2 feet; thence South 0°09'10" East 240.24 feet to the Northeast corner of said Hockett property; thence South 89°48'43" West along said Hockett northerly property line, 308.02 feet to the point of beginning.

25. The South half of the following described property:

That portion of Lot 4, Melrose Orchards, Douglas County Oregon, described as beginning at the Northwest corner of land conveyed to Pauline L. Hockett by Recorder's No. 67-2735, records -of Douglas County, Oregon, said point bears North 0°09'10" West 239.96 feet (sic) from the Southwest corner of said Lot 4; thence North 0°09'10" West 239.97 feet to the Northwest corner of said Lot 4; thence North 89°46'53" Etst (sic) along, the Northerly line of said Lot 4, 308,2 feet; thence South 0°09'10" East 240.24 feet to the Northeast comer (sic) of said Hockett property; thence South 89°48'43" West along said Hockett northerly property line, 308.02 feet to the point of beginning.

## AYERS Robert A \* DOR

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**From:** Joshua M. Shaklee <Joshua.Shaklee@douglascountyor.gov>  
**Sent:** Friday, March 7, 2025 12:16 PM  
**To:** Boundary Changes \* DOR  
**Subject:** Formation of NOB HILL ROAD SPECIAL ROAD DISTRICT (Chief Petitioners: Eberhardt, Heath, Johnson)  
**Attachments:** 05 BC Board Order\_Formation of Nob Hill Rd District.PDF; Boundary Map Nob Hill Road Special Road District.pdf

Good afternoon,

Attached is a copy of the Douglas County Board of Commissioner's "Final Order Approving District Formation" for the formation of **the Nob Hill Road Special Road District** (Chief Petitioners: Eberhardt, Heath, Johnson). The "Final Order Approving District Formation" completes the formation process with Douglas County.

**Question: At what point does the District become officially formed? Is it the Board order, the DOR approval or the Secretary of State approval?**

If you have any questions, feel free to contact me at (541)440-4289 or [Joshua.Shaklee@douglascountyor.gov](mailto:Joshua.Shaklee@douglascountyor.gov).

Thank you,  
Joshua



**JOSHUA SHAKLEE, DIRECTOR**

1036 SE Douglas Avenue | Justice Building - Room 106 | Roseburg, OR 97470  
(541) 440-4289 | [Joshua.Shaklee@douglascountyor.gov](mailto:Joshua.Shaklee@douglascountyor.gov) | [Website](#)

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