

91-12947

FILED *JP*

JAMES ARTMAN SURVEYING
 P.O. Box 576
 Winston, Oregon 97496
 (503) 679-7176

AUG 20 1991

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

Survey For: Lance & Bonita Seter
 164 Pippin Avenue
 Roseburg, Oregon 97470

Location: North 1/2 Section 36, Township 26 South, Range 07 West, Willamette Meridian, also being in Lots 65, 72, & 73, Melrose Orchards, Douglas County, Oregon.

Purpose: To survey and monument two parcels from a 83 acre parcel and describe a 60 foot road easement.

Procedure: The parent parcel was not surveyed but I tied monuments from a Major Land Partition as recorded in Book 10, Pages 136a & 136b. There is a 30 foot platted road along the Westerly and Southerly boundary of this property. There is no platted legal description of this roadway. There has been several surveys along the Southerly side of this road and the boundary fence tied and monumented as the right of way. After discussion with the Douglas County Road Department their recommendation was to also use the boundary fence along the Southerly side of the road. I then tied monuments along the fence to determine the road right of way. Surveys used to establish the line were M 40-2, M 108-38a & M 108-38b, M 61-62, Melrose Orchards as recorded in Volume 3, Page 2, of Plat Records, Douglas County, Oregon. A legal description as recorded in Book 1025, Page 842, of Deed Records.

Base of Bearing: Major Land Partition as recorded in Book 10, Pages 136a & 136b, being the Westerly line of Parcel 2.

This narrative to accompany a separate survey map.

C.S. File No. 63/101-9a

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COUNTY SURVEYOR
 DOUGLAS COUNTY, OREGON

Parcel One

Beginning at a 5/8" iron rod with cap which bears East, 30.00 feet and N 59°51'42" W, 2493.14 feet from the one quarter corner common to Section 31, Township 26 South, Range 06 West, and Section 36, Township 26 South, Range 07 West, Willamette Meridian, Douglas County, Oregon; thence from said iron rod with cap S 68°45'44" W, 250.07 feet to a 5/8" iron rod with cap; thence N 21°14'16" W, 75.66 feet to a 5/8" iron rod with cap at the Southeast corner of that property as described in Major Land Partition, Volume 10, Page 136, Parcel 2, thence S 68°45'44" W, 504.00 feet along the South line of said Parcel 2 to a 5/8" iron rod with cap on the Easterly right of way of Melrose Drive (also known as Donruss Road) and being the Southwest corner of said Parcel 2; thence S 34°14'50" E, 4.78 feet along said Easterly right of way to a 5/8" iron rod with cap; thence S 27°17'13" E, 423.06 feet along said Easterly right of way to a 5/8" iron rod with cap; thence S 23°46'29" E, 262.89 feet along said Easterly right of way to a 5/8" iron rod with cap; thence S 37°05'26" E, 61.34 feet along said Easterly right of way to a 5/8" iron rod with cap and being the Northwest corner of that property as described in Major Land Partition, Volume 10, Page 136, Parcel 1; thence N 68°45'44" E, 479.06 feet along the North line of said Parcel 1 to a 5/8" iron rod with cap; thence N 21°14'16" W, 433.12 feet to a 5/8" iron rod with cap; thence N 68°45'44" E, 170.00 feet to a 5/8" iron rod with cap; thence N 03°00'52" W, 149.83 feet to a 5/8" iron rod with cap; thence N 30°38'57" W, 97.21 feet to the point of beginning and containing 9.97 acres more or less.
 Subject to a 30 foot road easement as described in Major Land Partition as recorded in Book 10, Page 136a & 136b, Douglas County, Oregon

Together with a 60 foot road easement as recorded in Instrument No. 91-06336.

Seter

C.S. File No. 63/101-98

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COUNTY SURVEYOR
 DOUGLAS COUNTY, OREGON

Parcel Two

Beginning at a 5/8" iron rod with cap which bears East, 30.00 feet and N 59°51'42" W, 2493.14 feet from the one quarter corner common to Section 31, Township 26 South, Range 06 West, and Section 36, Township 26 South, Range 07 West, Willamette Meridian, Douglas County, Oregon; thence from said iron rod with cap N 21°14'16" W, 240.00 feet to a 5/8" iron rod with cap; thence N 51°26'21" W, 437.26 feet to a 5/8" iron rod with cap; thence S 77°45'55" W, 585.72 feet to a 5/8" iron rod with cap on the Easterly right of way of Melrose Drive; thence S 19°43'35" E, 100.93 feet along said Easterly right of way to a 5/8" iron rod with cap; thence S 06°01'15" E, 91.38 feet along said Easterly right of way to a 5/8" iron rod with cap; thence S 11°03'57" E, 45.37 feet along said Easterly right of way to a 5/8" iron rod with cap and being the Northwest corner of that property as described in Major Land Partition, Book 10, Page 136, Parcel 2; thence leaving said right of way and along the North line of the above said Parcel 2, N 68°45'44" E, 583.15 feet to a 5/8" iron rod with cap, being the Northeast corner of above said Parcel 2; thence S 21°14'16" E, 400.18 feet along the Easterly line of said Parcel 2 to a 5/8" iron rod with cap, being the Southeast corner of above said Parcel 2; thence S 21°14'16" E, 75.66 feet to a 5/8" iron rod with cap; thence N 68°45'44" E, 250.07 feet to the point of beginning and containing 5.05 acres more or less.

Subject to a 30.00 foot road easement as described in Major Land Partition as recorded in Book 10, Page 136a & 136b, Douglas County, Oregon.

Together with a 60 foot road easement as recorded in Instrument No. 91-06336.

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DOUGLAS COUNTY, ORE.

Parcel Three

All that property as described in Book 1025, Page 842 less Parcel 1 and Parcel 2, as recorded in Book 10, Pages 136a & 136b, and less that property as described in this Major Land Partition, Parcel 1 and Parcel 2.

Subject to a 30 foot road easement as described in Book 10, Pages 136a & 136b, Major Land Partition Records, Douglas County, Oregon.

Together with a 60 foot road easement as recorded in Instrument No. 91-06336.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1991 AUG 20 PM 3:03

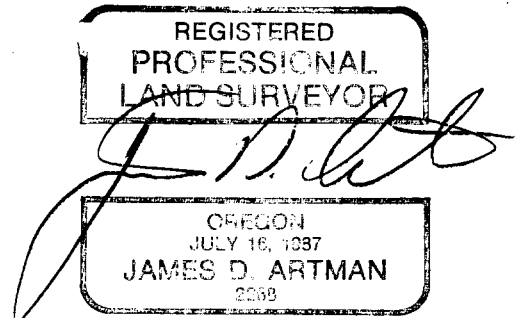
GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gloria G. Bennett*
DEPUTY

20-10

91-12947



✓ SURVEYOR