

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

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

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

Purpose: To survey and monument three parcels from an 83  
acre parcel.

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 not platted legal description of this  
roadway. There have 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 also to use the boundary fence along the  
Southerly side of the road. I then tied  
monuments along the fence to determine the  
road-right-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: A Major Land Partition as recorded in Book  
10, Page 136a & 136b, and shown on MLP 1991-  
0045 of Survey Records.

This narrative to accompany a separate survey map.

## 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 136a & Page 136b, 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 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 136a & 136b, 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 9.87 acres more or less.

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

## Parcel 2

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, Volume 10, Page 136a & 136b, Parcel 2; thence leaving said right-of-way and along the North line of said parcel 2, N 68°45'44" E, 583.15 feet to a 5/8" iron rod with cap at 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 at the Southeast corner of 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.

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

Parcel Three

All that property as described in Book 1025, Page 842 less Parcel 1 and Parcel 2, as recorded in Volume 10, Page 136a and page 136b, and less that property as described in this Major Land Partiton, Parcell and Parcel 2.

Together with a 60 foot road easement as recorded in Instreument 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 OCT 24 AM 8:34

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

BY *Nancy R. Davenport*  
 DEPUTY  
 FEE 15.00 pd

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*  
 OREGON  
 JULY 16, 1987  
 JAMES D. ARTMAN  
 2263

*Oct. 23, 1991*