

91-16081

1991-0063

BOOK 1154 PAGE 875

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OCT 9 1991

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

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Partitioneer: Bruce Curtis June 20, 1991
1121 Greenhill Drive
Roseburg, Oregon 97470

This narrative to accompany a separate partition plat.

Purpose: The purpose of this Major Land Partiton was to survey and monument 3 parcels from that property as described in Instrument No. 90-15842, Deed Records, Douglas County, Oregon.

Location: NW 1/4 Section 36, Township 26 South, Range 7 West, Willamette Meridian, also being in Lot 74, Melrose Orchards, Douglas County, Oregon.

Base of Bearing: Westerly line of Parcel 2, as shown on a Major Land Partition, as recorded in Book Book 10, Pages 136a & 136b, and shown on M 108-38 of Record Surveys.

Procedure: A control traverse was ran to tie in existing monuments and improvements. The 30 foot platted road (Melrose Drive) as shown on Melrose Orchards Plat does not have a legal description. Several surveys along this road have used an existing fence as the boundary. After discussing the lack of a legal description on this county road with the Douglas County Road Department their recommendation was to also use the existing fence as the right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. D. Artman
OREGON
JULY 10, 1937
JAMES D. ARTMAN
2269

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DOUGLAS COUNTY, ORE.

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Beginning at a 5/8" iron rod with cap which bears S 89°46'56" W, 100.00 feet from the Northeast corner of Lot 1, Greenwood Acres Subdivision as recorded in Volume 13, Page 44, Book of Records, Douglas County, Oregon: thence continuing S 89°46'56" W, 200.46 feet along the North line of said Lot 1 to a 5/8" iron rod at the Northwest corner of said Lot 1 and being on Easterly right of way of County Road No. 340 (Greenhill Drive); thence S 89°39'40" W, 63.68 feet along the North line of said County Road No. 340 to a 5/8" iron rod on the Westerly right of way of said County Road No. 340 and being the Northeast corner of Lot 2, Greenwood Acres Subdivision and the southeast corner of Parcel 1 as recorded in Book 8, Page 98 of Minor Land Partitions; thence 85.00 feet along the arc of a curve the chord of which bears N 1°56'45" W, 75.39 feet to a 5/8" iron rod with cap and being the corner of Parcel 2 as described in Book 8, Page 98 of Minor Land Partitions; thence 41.15 feet along the arc of a curve the chord of which bears N 70°17'03" E, 39.56 feet to a 5/8" iron rod with cap on the South line of said Parcel 2; thence N 78°59'24" E, 74.84 feet to a 5/8" iron rod with cap on the South line of said Parcel 2; thence S 80°48'24" E, 258.97 feet to a 5/8" iron rod with cap on the South line of said Parcel 2; thence 492.88 feet along the arc of a curve the chord of which bears N 30°28'51" E, 409.45 feet to a 5/8" iron rod with cap on the East line of said Parcel 2; thence N 28°40'22" W, 88.88 feet to a 5/8" iron rod with cap at the Northeast corner of said Parcel 2; thence N 01°41'33" W, 219.38 feet to a 5/8" iron rod with cap on the East line of that property as described in a Major Land Partition and recorded in Book 10, Pages 93a & 93b; thence N 01°41'33" W, 90.27 feet to a 5/8" iron rod with cap, thence N 89°45'46" E, 984.65 feet to a 5/8" iron rod with cap on the East line of Lot 74, Melrose Orchards; thence along said East line S 01°21'12" E, 193.48 feet to a 5/8" iron rod with cap; thence continuing along said East line S 01°21'12" E, 128.74 feet to a 1 1/4" iron pipe; thence continuing along said East line S 01°15'17" E, 230.72 feet to a 5/8" iron rod at the Northeast corner of that property conveyed to the Umpqua Basin Water Association; thence S 88°44'43" W, 147.50 feet to a 5/8" iron rod with cap at the Northwest corner of said property; thence S 01°33'52" E, 147.68 feet to a 5/8" iron rod at the Southwest corner of said property; thence N 88°40'11" E, 147.35 feet to a 5/8" iron rod at the Southeast corner of said property; thence continuing S 01°30'28" E, 73.88 feet to 5/8" iron rod with cap on the Northerly right of way of Melrose Drive;

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thence along said right of way S 78°49'20" W, 2.43 feet to a 5/8" iron rod with cap; thence along said right of way S 84°56'04" W, 112.53 feet to a 5/8" iron rod; thence along said right of way N 83°56'04" W, 119.16 feet to a 5/8" iron rod; thence along said right of way S 76°55'53" W, 109.09 feet to a 5/8" iron rod; thence along said right of way S 61°24'15" W, 104.21 feet to a 5/8" iron rod with cap; thence along said right of way N 85°38'03" W, 376.64 feet to a 5/8" iron rod with cap; thence along said right of way N 82°54'51 W, 355.72 feet to a 5/8" iron rod with cap; thence along said right of way S 72°42'14" W, 104.36 feet to the point of beginning.

Subject to a 60 foot road easement as shown on Major Land Partition, Book 10, Pages 93a & 93b.

Subject to a 60 foot road and utility easement as shown on this Major Land Partition.

Subject to a 15 foot utility easement as shown on this Major Land Partition.

Subject to any easements recorded and unrecorded.

Subject to a Road Maintenance Agreement as recorded in Instrument No. 91-15487.

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 -9 PM 4: 08

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

[Signature]
DEPUTY

FEE 15.00 pl

91-16081

HANDED

C.S. File No. 63/133-2