

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# A MAJOR LAND PARTITION

IN LOTS 65, 72 & 73 MELROSE ORCHARDS, ALSO  
BEING IN THE N 1/2, SEC. 36, T26S, R7W, W.M., IN  
DOUGLAS COUNTY, OREGON.

NOTE: THIS MAP IS TO REPLACE A MAP FILED AS A MAJOR LAND PARTITION  
1991-0046

**PARTITIONER**  
LANCE & BONITA SETER  
164 PIPPIN AVENUE  
ROSEBURG, OREGON 97470

**SURVEYED BY**  
JAMES ARTMAN SURVEYING  
P.O. BOX 576  
WINSTON, OREGON 97496  
(503) 679-7176

PLANNING FILE NO. 90-017 WATER - UMPQUA BASIN SEWER - SEPTIC COMP PLAN - RC-5  
ZONING - RURAL RESIDENTIAL (R-5) WATER RIGHTS ARE NOT  
APPURTENANT TO THIS PROPERTY.

FILED  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

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 8:28

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

BY Nancy R. Davenport  
DEPUTY

91-16762

FEE pp

## APPROVALS

Keith L. Cubic 10/14/91  
PLANNING DIRECTOR DATE

Jan E. M... DEPT 10-23-91  
COUNTY SURVEYOR DATE

## COUNTY CLERK

FILED THIS 24th DAY OF October, 1991.

GAY FIELDS, County Clerk  
COUNTY CLERK  
by Nancy R. Davenport  
see: Instrument # 91-16763  
also

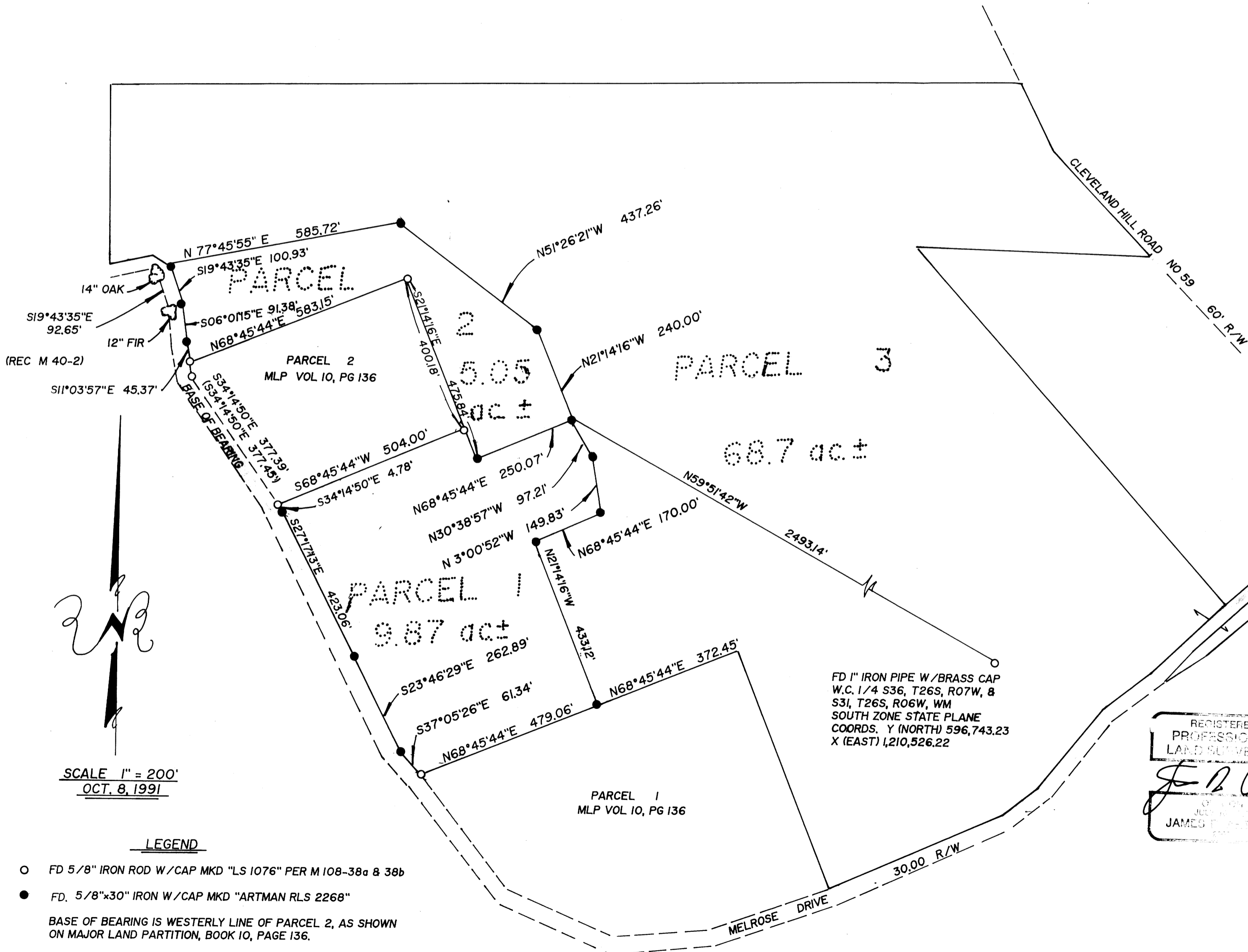
## SURVEYORS CERTIFICATE

I, JAMES D. ARTMAN, BEING FIRST DULY SWORN, HEREBY DEPOSE AND  
SAY THAT I ONLY SURVEYED PARCEL 1 AND PARCEL 2 AS SHOWN ON  
THIS PARTITION, AND MAKE NO REPRESENTATION AS TO THE ACCURACY  
OF PARCEL 3.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
J. D. Artman  
JAMES D. ARTMAN

J. D. Artman Oct 4, 1991  
JAMES D. ARTMAN DATE

SUBJECT TO A DECLARATION OF COVENANTS ESTABLISHING AN  
ASSOCIATION TO MAINTAIN A ROADWAY AS RECORDED IN INSTRU-  
MENT NO. 91-10667, AS SHOWN IN BOOK 1143, PAGES 931 THRU  
PAGE 941.  
TOGETHER WITH A 60 FOOT EASEMENT AS RECORDED IN INST-  
RUMENT NO. 91-06336 AS SHOWN IN BOOK 1134, PAGES 854 THRU  
PAGES 860.  
SEPARATE NARRATIVE FILED, C.S. 63/133



SCALE 1" = 200'  
OCT. 8, 1991

### LEGEND

- FD 5/8" IRON ROD W/CAP MKD "LS 1076" PER M 108-38a & 38b
- FD. 5/8"x30" IRON W/CAP MKD "ARTMAN RLS 2268"
- BASE OF BEARING IS WESTERLY LINE OF PARCEL 2, AS SHOWN  
ON MAJOR LAND PARTITION, BOOK 10, PAGE 136.

1991-0066