

LEGEND:
 ● SET 5/8"X30" I.R. W/CAP MARKED "i.e. ENGINEERING"
 ○ FD. 5/8 I.R. UNLESS NOTED OTHERWISE

ZONE: R-5
 COMP. PLAN: RC-5
 FILE NO. 91-315
 WATER: UMPQUA BASIN WATER ASSOC.
 SEWER: SEPTIC TANK DRAINFIELD

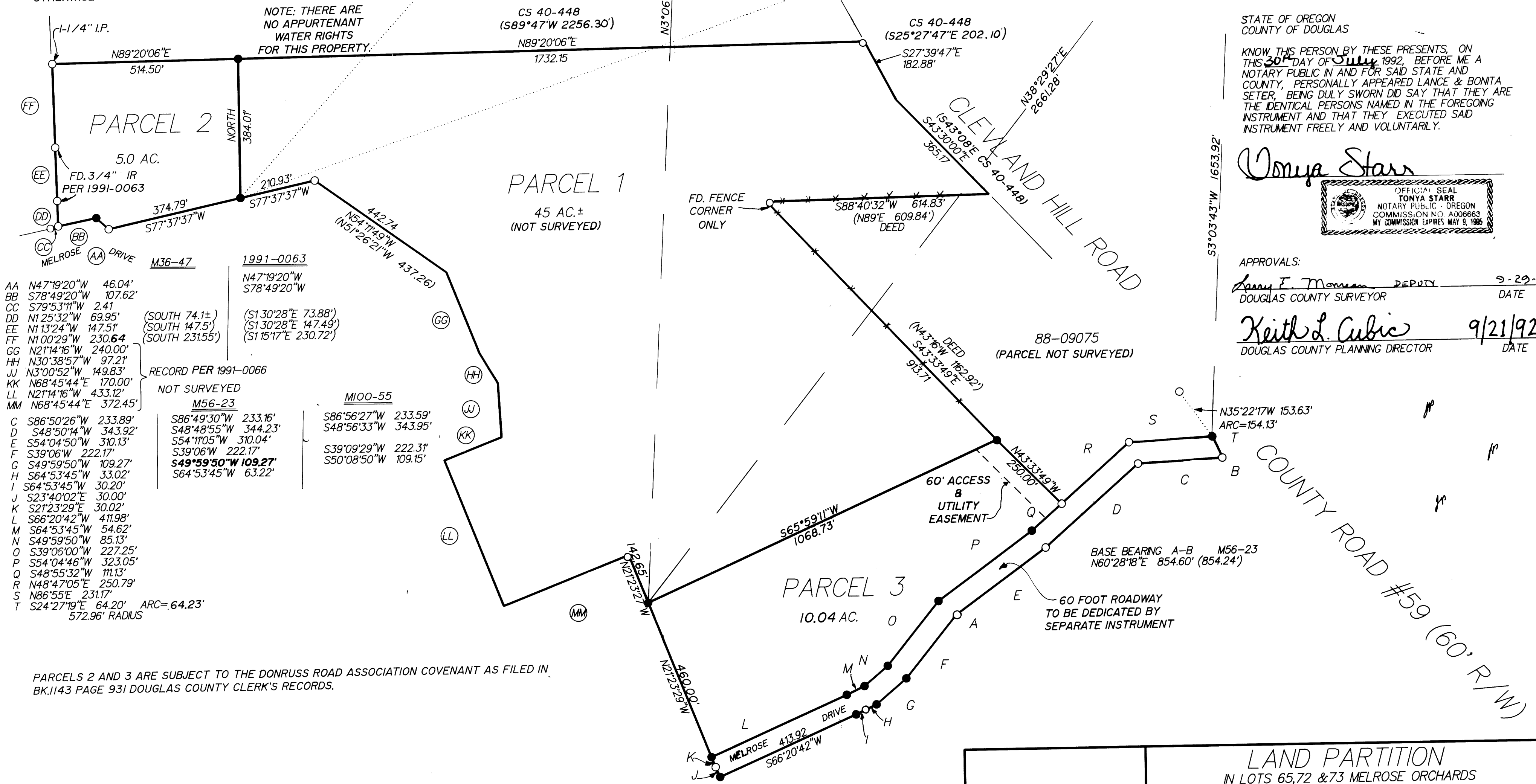
FILED THIS 29 DAY OF Sept 1992
 COUNTY CLERK *Carol Enfield, Deputy*

DEDICATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE & BONITA SETER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.
Lance Seter
Bonita Seter
 LANCE SETER
 BONITA SETER

STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW THIS PERSON BY THESE PRESENTS, ON THIS 30th DAY OF July 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LANCE & BONITA SETER, BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Tonya Starr
 OFFICIAL SEAL
 TONYA STARR
 NOTARY PUBLIC - OREGON
 COMMISSION NO. A008663
 MY COMMISSION EXPIRES MAY 9, 1995

APPROVALS:
Gregory E. Monahan DEPUTY 9-29-92
 DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubic 9/21/92
 DOUGLAS COUNTY PLANNING DIRECTOR DATE



- AA N47°19'20"W 46.04'
- BB S78°49'20"W 107.62'
- CC S79°53'11"W 2.41'
- DD N125°32'W 69.95' (SOUTH 74.1±)
- EE N13°24'W 147.51' (SOUTH 147.5')
- FF N100°29'W 230.64' (SOUTH 231.55')
- GG N21°14'16"W 240.00'
- HH N30°38'57"W 97.21'
- JJ N3°00'52"W 149.83'
- KK N68°45'44"E 170.00'
- LL N21°14'16"W 433.12'
- MM N68°45'44"E 372.45'
- C S86°50'26"W 233.89'
- D S48°50'14"W 343.92'
- E S54°04'50"W 310.13'
- F S39°06'W 222.17'
- G S49°59'50"W 109.27'
- H S64°53'45"W 33.02'
- I S64°53'45"W 30.20'
- J S23°40'02"E 30.00'
- K S21°23'29"E 30.02'
- L S66°20'42"W 411.98'
- M S64°53'45"W 54.62'
- N S49°59'50"W 85.13'
- O S39°06'00"W 227.25'
- P S54°04'46"W 323.05'
- Q S48°55'32"W 111.13'
- R N48°47'05"E 250.79'
- S N86°55'E 231.17'
- T S24°27'19"E 64.20' ARC=64.23'

PARCELS 2 AND 3 ARE SUBJECT TO THE DONRUSS ROAD ASSOCIATION COVENANT AS FILED IN BK.1143 PAGE 931 DOUGLAS COUNTY CLERK'S RECORDS.

92-17691

REGISTERED OREGON LAND SURVEYOR JULY 12, 1968 DONALD A. BENTZ 839		LAND PARTITION IN LOTS 65,72 & 73 MELROSE ORCHARDS IN THE N.E. 1/4 AND N.W. 1/4 SEC. 36, T26, R7W., W.M. DOUGLAS COUNTY, OREGON	
SURVEYED FOR: NOLAN ROY AND LANCE AND BONITA SETER 164 PIPIN AVE. ROSEBURG, OREGON 97470		SURVEYED BY: <i>i.e.</i> ENGINEERING 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1"=200'	DATE: JULY 1992	463-01	PAGE: 1 OF 2

DOUGLAS COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

1992 - 0064 B

SURVEYOR'S CERTIFICATE:

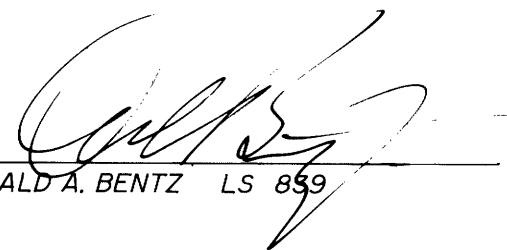
I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON OF WHICH THE FOLLOWING IS A TRUE DESCRIPTION.

DESCRIPTION:

Beginning at a 5/8" iron rod on a 572.96 foot radius curve on the southwesterly right-of-way of Cleveland Hill Road, County Road No. 59, said point bears S 3° 03' 43" W 1653.92 feet from the Northeast Corner of Section 36, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence along the arc of a 572.96 foot radius curve to the right (the long chord of which bears S 24° 27' 19" E 64.20 feet) 64.23 feet to a 5/8" iron rod; thence leaving said right-of-way and along the South Line of this proposed 60.00 foot road right-of-way the following: S 86° 50' 26" W 233.89 feet to a 5/8" iron rod; thence S 48° 50' 14" W 343.92 feet to a 5/8" iron rod; thence S 54° 04' 50" W 310.13 feet to a 5/8" iron rod; thence S 39° 06' 00" W 222.17 feet to a 5/8" iron rod; thence S 49° 59' 50" W 109.27 feet to a 5/8" iron rod; thence S 64° 53' 45" W 33.02 feet to a 5/8" iron rod; thence S 64° 53' 45" W 30.20 feet to a 5/8" iron rod and S 66° 20' 42" W 413.92 feet to a 5/8" iron rod; thence leaving said South Line N 23° 40' 02" W 30.00 feet to a 5/8" iron rod and N 21° 23' 29" W 30.02 feet to a 5/8" iron rod on the North Line of said 60.00 foot right-of-way; thence N 21° 23' 29" W 602.65 feet to a 5/8" iron rod; thence along the following courses found on Major Land Partition 1991-0046: S 68° 45' 44" W 372.45 feet; thence N 21° 14' 16" W 433.12 feet; thence N 68° 45' 44" E 170.00 feet; thence N 3° 00' 52" W 149.83 feet; thence N 30° 38' 57" W 97.21 feet; thence N 21° 14' 16" W 240.00 feet; thence N 54° 11' 49" W 442.74 feet (N 51° 26' 21" W 437.26 feet) to a 5/8" iron rod; thence S 77° 37' 37" W 585.72 feet to a 5/8" iron rod on Melrose Drive; thence along said Drive, the following: N 47° 19' 20" W 46.04 feet and S 78° 49' 20" W 107.62 feet; thence leaving said Drive N 1° 25' 32" W 69.95 feet; thence N 1° 13' 24" W 147.51 feet; thence N 1° 00' 29" W 230.64 feet; thence N 89° 20' 06" E 514.50 feet to a 5/8" iron rod; thence N 89° 20' 06" E 1732.15 feet, more or less, to a point on the westerly right-of-way of Cleveland Hill Road; thence along said right-of-way S 27° 39' 47" E 182.88 feet and S 43° 30' 00" E 365.17 feet, more or less, to the Northeast Corner of that parcel described in Douglas County Deed Records Instrument No. 88-09075; thence S 88° 40' 32" W 614.83 feet, more or less, to the Northwest Corner of said parcel; thence S 43° 33' 49" E 1163.71 feet, more or less, to a 5/8" iron rod; thence N 48° 47' 05" E 250.79 feet to a 5/8" iron rod; thence N 86° 55' 00" E 231.17 feet to the point of beginning.


NARRATIVE: Field survey to create a 10+ acre and a 5+ acre parcel. Used found monuments to create Parcel #2 with exception of one lost monument established by using record bearing and distance (BB) from 1991-0063. 10 acre parcel established using found monuments and fence corner (fits deed) to establish right-of-way and 10 acre parcel.

Field Crew: N. Hibbs, J. FRASIEUR
Computations: D. Bentz
Drafting: M. Radcliffe
Reference Maps: 1991-0063, M56-23, M108-38, 1991-0066, 1991-0046, CS 40/448 & County Road #59 plans.


DONALD A. BENTZ LS 859



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

1992 SEP 29 PM 2:37

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

FEE PP
92-17691

92-17691

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