

□	RADIUS	ARC	DELTA	CHORD
1	165.40'	82.10'	28°48'17"	S69°55'30"W 81.26'
2	207.40'	425.88'	17°39'01"	N65°28'12"W 354.92'
3	---	---	---	N6°38'42"W 49.20'
4	---	---	---	N53°30'28"E 69.18'
5	---	---	---	N53°30'28"E 42.30'
6	---	---	---	S34°17'35"E 60.00'
7	---	---	---	S84°08'42"W 202.89'
8	---	---	---	S85°02'09"W 102.31'

- MEASURED -					- RECORD -	
□	RADIUS	ARC	DELTA	CHORD		
A	---	---	---	N68°31'44"E 149.84'	[S68°39'18"W 150.00']	
B	---	---	---	N6°38'42"W 145.35'	[S6°40'54"E 145.46']	
C	---	---	---	N6°38'42"W 23.06'		
D	---	---	---	N36°29'32"W 94.91'	[S36°27'09"E 94.98']	
E	---	---	---	N18°50'13"W 245.27'		
F	---	---	---	S77°38'06"W 211.12'	[[S77°37'37"W 210.93']]	
G	---	---	---	N21°17'58"W 142.67'	[S21°23'27"E 142.65']	
H	---	---	---	N43°37'30"W 105.32'	[N43°37'30"W 105.32']	
I	---	---	---	N43°29'33"W 63.68'		
J	---	---	---	S66°04'45"W 122.19'		
K	320.07'	103.20'	18°28'23"	N85°43'40"W 102.75'		
L	338.78'	86.11'	14°33'48"	N83°46'23"W 85.89'		
M	---	---	---	S88°56'43"W 179.76'		
N	167.00'	117.45'	40°17'48"	S68°47'49"W 115.05'		
O	70.00'	43.38'	35°29'47"	S66°23'49"W 42.68'		
P	---	---	---	S84°08'42"W 202.72'		
Q	225.40'	113.13'	28°45'09"	S70°04'52"W 111.94'		
R	147.40'	302.67'	117.39'01"	N65°28'12"W 252.23'		
S	---	---	---	N6°38'42"W 205.93'		
T	---	---	---	S66°04'45"W 153.54'		
U	---	---	---	S85°02'09"W 112.33'		
V	380.07'	122.54'	18°28'23"	N85°43'40"W 122.01'		
W	278.78'	70.86'	14°33'48"	N83°46'23"W 70.67'		
X	---	---	---	S88°56'43"W 179.76'		
Y	107.00'	75.25'	40°17'48"	S68°47'49"W 73.71'		
Z	130.00'	80.54'	35°29'47"	S66°23'49"W 79.26'		

LEGEND:
 ● SET 5/8" x 30" I.R. w/CAP MKD "i.e. ENG."
 ○ FD 5/8" I.R. w/CAP MKD "i.e. ENG." UNLESS OTHERWISE NOTED
 ● FD 5/8" I.R. w/CAP MKD "ARTMAN"
 △ CALCULATED POINT
 ⊙ FD BRASS CAP

RECORD DATA:
 () P.P. 1994-67
 [] P.P. 1994-78
 [] P.P. 1995-92
 (()) P.P. 1991-46
 ((())) M120-77
 (((()))) P.P. 1992-64

COMP. PLAN: COMMITTED RESIDENTIAL - 5 ACRES
 ZONE: 5R
 WATER: UMPQUA BASIN WATER DIST.
 SEWER: ON-SITE SEPTIC
 NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

SURVEYORS CERTIFICATE:
 I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING PARCEL 1 OF PARTITION PLAT NO. 1992-0064 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

DONALD A. BENTZ P.L.S. #839

DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE S. & BONITA R. SETER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED INTO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP.

Lance S. Seter
 Bonita R. Seter

ACKNOWLEDGEMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF DEC., 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LANCE S. & BONITA R. SETER WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

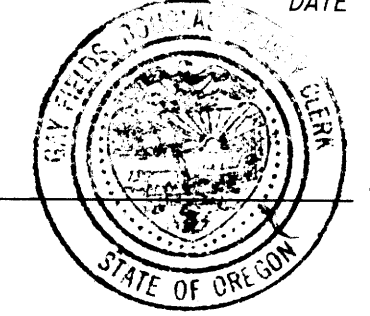
MY COMMISSION EXPIRES: 1/18/99

APPROVALS:
 Keith L. Cubic
 DOUGLAS COUNTY PLANNING DIRECTOR
 1/31/96 DATE

Janet R. Sundeen
 DOUGLAS COUNTY SURVEYOR
 1/31/96 DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
 Anne E. Schroeder
 DOUGLAS COUNTY TAX COLLECTOR
 2/1/96 DATE

FILED THIS 1st DAY OF Feb, 1996, 9:18 O'CLOCK AM
 GAY FIELDS, County Clerk by Carol Engel, deputy
 DOUGLAS COUNTY CLERK



NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PARCEL 1 PER P.P. 1992-64 INTO THREE PARCELS AS SHOWN HEREON. THE BASIS OF BEARING WAS DETERMINED USING THE FOUND MONUMENTS ALONG THE NORTH LINE OF P.P. 1994-67. THE TWO CALCULATED POINTS ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CLEVELAND HILL ROAD WERE COMPUTED BY TRAVERSING RECORD FROM THE NORTHEAST CORNER OF P.P. 1994-67. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
 EQUIPMENT: SOKKIA SET 4 TOTAL STATION
 OFFICE: WENDELL T. HARNESSE
 DRAFTING: TIM ADAMS
 PLANNING DEPT. FILE NO. 95-087

REGISTERED OREGON LAND SURVEYOR
 DONALD A. BENTZ
 839
 EXPIRES 12-31-95

LAND PARTITION
 OF LOTS 65, 72 & 73, MELROSE ORCHARDS
 IN THE NE1/4 OF SEC. 36, T26S, R7W, W.M.,
 DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 LANCE AND BONITA SETER
 1950 CLEVELAND HILL RD.
 ROSEBURG, OREGON 97470

SURVEYED BY:
 i.e. ENGINEERING
 548 S.E. Jackson Suite 3
 Roseburg, Oregon 97470
 PHONE (503) 673-0166
 FAX (503) 440-9392

SCALE: 1" = 200'
 DATE: SEPT. 1995
 1191-01
 PAGE: 1 OF 1

DO NOT REMOVE FROM OFFICE