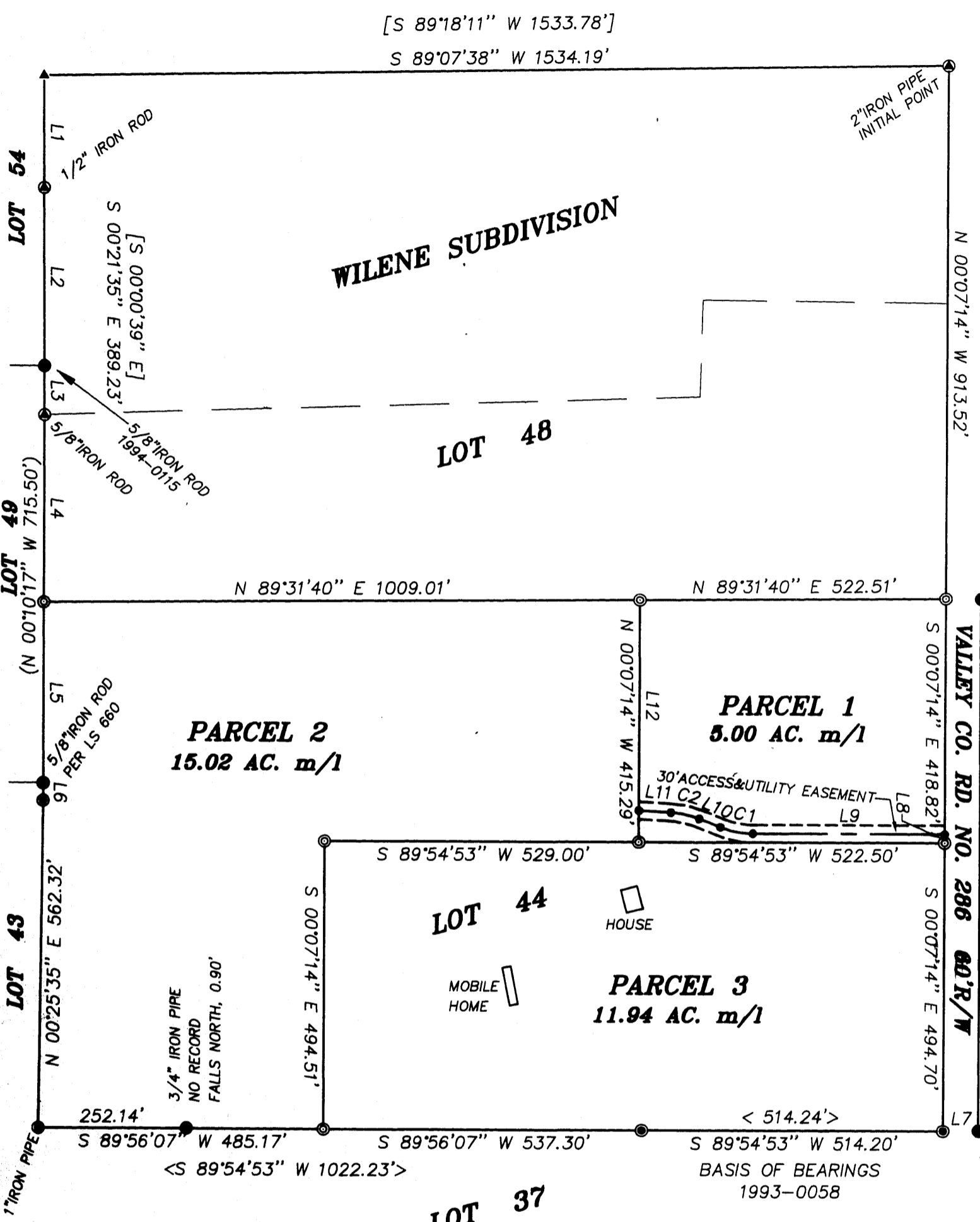
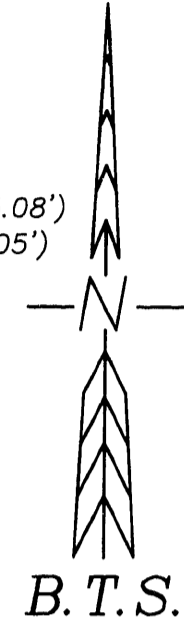


LAND PARTITION

LOT 44 MELROSE ORCHARDS

LOCATED IN THE
SE 1/4 OF SECTION 36, T.26S., R.7W., W.M.
NE 1/4 OF SECTION 1, T.27S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

| NO. | BEARING | DISTANCE | RECORD |
|-----|---------------|----------|-------------------------|
| L1 | S 00°21'35" E | 192.56' | [S 00°00'39" E] |
| L2 | S 00°20'45" E | 305.16' | (N.00°22'44"W.,305.08') |
| L3 | S 00°24'36" E | 84.07' | (N.00°22'44"W.,84.05') |
| L4 | S 00°08'46" E | 320.99' | |
| L5 | S 00°08'46" E | 310.44' | |
| L6 | S 00°13'20" E | 30.07' | |
| L7 | N 89°35'21" E | 60.09' | |
| L8 | N 00°07'14" W | 15.00' | |
| L9 | S 89°54'53" W | 328.27' | |
| L10 | N 67°59'20" W | 37.96' | |
| L11 | N 86°48'48" W | 54.88' | |
| L12 | N 00°07'14" W | 361.09' | |



APPROVALS:

Keith L. Cubic 10/19/98
COUNTY PLANNING DIRECTOR DATE

Ed Monson 10-19-98
COUNTY SURVEYOR DEPUTY DATE
98-24041 11:48 A.M.

FILED THIS 20th DAY OF OCTOBER 1998,

Doyle Shaver Jr. County Clerk
COUNTY CLERK BY: Deputy



STATE OF OREGON } ss
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
98 OCT 20 AM 11:48
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Deputy
FEE PP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT IRIS E. VLASSCHAERT IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAS ALSO CAUSED THE 30 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

Iris E. Vlasschaert
IRIS E. VLASSCHAERT

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2 DAY OF September, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED IRIS E. VLASSCHAERT, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Home
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
LOT 44, MELROSE ACRES, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 2 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO DOUGLAS COUNTY AS RECORDED IN INST. NO. 67-5792 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

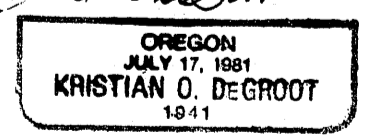
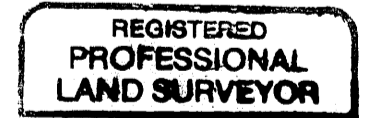
THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 44, MELROSE ORCHARDS INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-205. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER 1993-0058, M 92-42 AND M 115-11. THE NORTHEAST CORNER WAS ESTABLISHED AT PROPORTIONAL DISTANCE BETWEEN THE NE CORNER OF 1993-0058 AND THE NORTHEAST CORNER OF WILENE SUBDIVISION. THE NORTHWEST CORNER WAS ESTABLISHED AT PROPORTIONAL DISTANCE BETWEEN THE NORTHWEST CORNER OF 1993-0058 AND THE NORTHWEST CORNER OF WILENE SUBDIVISION. LOT 44 WAS THEN PARTITIONED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING AND AARON FANNING USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schreder Deputy 10-19-98
DOUGLAS COUNTY TAX COLLECTOR DATE



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-5 ACRE (5R)
COMP. PLAN: COMMITTED RESIDENTIAL-5 ACRE
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: SEPTIC
PLANNING FILE NO. 98-205

RENEWAL DATE
12/31/99

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M 92-42, M 125-21, 1993-0058
- ⊙ = FOUND MONUMENT AS NOTED PER WILENE SUBDIVISION (VOL.16. PG.27)
- ▲ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- () = RECORD PER 1994-0114, 1994-0115
- < > = RECORD PER 1993-0058
- [] = RECORD PER WILENE SUBDIVISION (VOL.16, PG.27)

98-24041

| NO. | DELTA | RADIUS | ARC | TAN | CHD. BRG. | CHORD |
|-----|-----------|--------|-------|-------|---------------|-------|
| C1 | 22°05'47" | 150.00 | 57.85 | 29.29 | N 79°02'14" W | 57.49 |
| C2 | 18°49'28" | 150.00 | 49.28 | 24.87 | N 77°24'04" W | 49.06 |

98-24041

98-24041

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 200'
DATE: AUGUST, 1998
FOR: C & N CONTRACTING, INC.
2585 W. BRADFORD
ROSEBURG, OR 97470

JOB #: 98-070
FILE: COUNCIL.DWG
SHEET 1 OF 1