

2000-0005 B

# BOUNDARY LINE ADJUSTMENT AND LAND PARTITION IN LOT 42 AND A PORTION OF LOT 41, MELROSE ORCHARDS SUBDIVISION IN THE SW 1/4 OF SECTION 36, T. 26 S., R. 7 W. & NW 1/4, SEC. 1, T. 27 S., R. 7 W., W.M.

DOUGLAS COUNTY, OREGON - DECEMBER 1999  
PLANNING FILE #99-216

### DESCRIPTION:

#### PARCEL 1:

BEGINNING AT THE INITIAL POINT BEING A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", SAID POINT BEING ON THE WEST LINE OF NOB HILL ROAD AS DEDICATED PER MELROSE ORCHARDS SUBDIVISION, VOL. 3, PAGE 2, DOUGLAS COUNTY, OREGON PLAT RECORDS AND ON THE SOUTH LINE OF LOT 42 OF SAID PLAT; THENCE ALONG SAID SOUTH LINE N89°53'40"W 477.20 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N25°23'33"E 781.17 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE NORTH LINE OF LOT 42; THENCE, S89°43'28"E 140.07 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE WEST LINE OF NOB HILL ROAD; THENCE, S00°10'27"E 705.87 FEET ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGINNING.

#### PARCEL 2:

BEGINNING AT A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHWEST CORNER OF PARCEL 1 AND BEING ON THE SOUTH LINE OF LOT 42. SAID POINT BEING N89°53'40"W 477.20 FEET FROM THE INITIAL POINT; THENCE, N89°53'40"W 166.80 FEET ALONG THE SOUTH LINE OF SAID LOT TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N04°17'51"E 709.55 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE NORTH LINE OF LOT 42; THENCE, S89°43'28"E 448.61 FEET ALONG SAID NORTH LINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHWEST CORNER OF PARCEL 1; THENCE, S25°23'33"W 781.17 FEET ALONG THE WEST LINE OF PARCEL 1 TO THE POINT OF BEGINNING.

#### PARCEL 3:

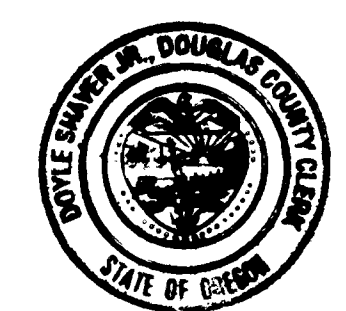
BEGINNING AT A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHWEST CORNER OF PARCEL 2 AND BEING ON THE SOUTH LINE OF LOT 42. SAID POINT BEING N89°53'40"W 644.00 FEET FROM THE INITIAL POINT; THENCE, N89°53'40"W 177.66 FEET ALONG THE SOUTH LINE OF SAID LOT TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BAUGHMAN TECH SERV" BEING THE SOUTHWEST CORNER OF LOT 42, MELROSE ORCHARDS SUBDIVISION; THENCE, N00°05'41"E 468.33 FEET ALONG THE WEST LINE OF LOT 42 TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N89°43'28"W 356.87 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE MOST WESTERLY CORNER OF PARCEL 3 AND BEING THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED IN INSTRUMENT #99-30579; THENCE, N22°44'29"E 258.71 FEET ALONG THE EAST LINE OF SAID LAND TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHEAST CORNER OF SAID LAND AND ALSO THE NORTHWEST CORNER OF PARCEL 3; THENCE, S89°43'28"E 258.87 FEET ALONG THE NORTH LINE OF PARCEL 3 TO A 1/2" IRON ROD; THENCE, S89°43'28"E 229.67 FEET CONTINUING ALONG THE NORTH LINE OF PARCEL 3 TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHWEST CORNER OF PARCEL 2; THENCE, S04°17'51"W 709.55 FEET ALONG THE LINE BETWEEN PARCELS 2 AND 3 TO THE POINT OF BEGINNING.

### NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO FIRST ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #94-26632, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS FOR THE PURPOSE OF A BOUNDARY LINE ADJUSTMENT OF THE EAST LINE OF SAID LAND BEING A COMMON LINE WITH THAT LAND DESCRIBED IN INSTRUMENT #99-00269, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BEING LOT 42, MELROSE ORCHARDS, VOLUME 3, PAGE 2, DOUGLAS COUNTY, OREGON, PLAT RECORDS AND TO THEN REESTABLISH THE BOUNDARY OF LOT 42 INCLUDING THE ADJUSTED AREA AND TO PARTITION SAID LAND AS DIRECTED BY THE OWNER AS SHOWN. A CLOSED LOOP TRAVERSE WAS RUN TO TIE THE MONUMENTS AS SHOWN AND THE BOUNDARIES WERE RESOLVED IN THE FOLLOWING MANNER:  
THE FOUND MONUMENTS AT "A" AND "B" WERE HELD AS THE BASIS OF BEARING PER SURVEY N87-51. THIS LINE ALSO BEING THE NORTH LINE OF LOT 42. THE EAST RIGHT OF WAY LINE OF ELGAROSE ROAD AS ESTABLISHED BY THE FOUND COUNTY RIGHT OF WAY MONUMENTS SHOWN AT "D", "E" AND "F". THE COMPUTED POINT AT "G" WAS ESTABLISHED BY INTERSECTION HOLDING A POINT ON A LINE 60 FEET FROM POINT "F" AND PERPENDICULAR TO THE RIGHT OF WAY TO PROVIDE A BEARING FROM POINT "D" AND USING THE RECORD DISTANCE FROM POINT "E". WITH THE EAST LINE OF ELGAROSE SO ESTABLISHED THE POINT AT "C" WAS DETERMINED BY EXTENDING THE LINE "B" THROUGH "A" TO INTERSECT THE EAST LINE OF ELGAROSE ROAD RIGHT OF WAY THUS ESTABLISHING THE NORTH LINE OF THAT LAND DESCRIBED IN INSTRUMENT #94-26632. THE SOUTH LINE WAS ESTABLISHED AND MONUMENTED SOUTH OF AND PARALLEL WITH THE NORTH LINE PER THE DEED. THE EAST LINE OF SAID LAND ALSO BEING THE WEST LINE OF LOT 42 WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AT "A" AND "H". THE SOUTHEAST CORNER OF LOT 42 WAS THEN ESTABLISHED BY PROPORTIONATE METHOD HOLDING THE FOUND MONUMENT AT "B" AND THE MONUMENT AT "J", BEING THE NORTHWEST CORNER OF LOT 20 AS ESTABLISHED BY PRIOR SURVEYS. WITH THE BOUNDARY DETERMINED THE LAND COMPRISING ADJUSTED UNIT 2 WAS THEN PARTITIONED AS DIRECTED BY THE OWNER.  
NOTE: THE 5/8" I. ROD FOUND CLOSE TO POINT "C" IS NOT OF RECORD AS WAS NOTED IN LAND PARTITION 1998-0087. IT DID NOT FIT WELL WITH RECORD DIMENSIONS FROM THAT SURVEY AND APPEARED TO HAVE BEEN TAMPERED WITH. ITS POSITION WAS DISREGARDED IN THIS SURVEY.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT: C. SWEEDEN  
MAPPING: C. SWEEDEN

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
01 JAN 19 PM 12:06  
DOYLE SHAVER JR.  
COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Alan L. Bennett  
DEPUTY  
FEE PP



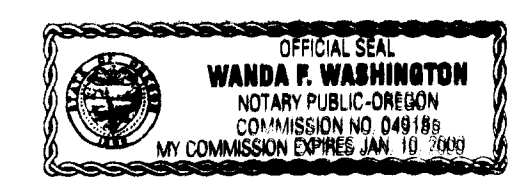
### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THOMAS B. ARNEY DOES HEREBY DECLARE THAT HE IS THE OWNER AND DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL #99-216, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE THE 25.0' EASEMENT FOR UTILITIES AND ACCESS AS SHOWN FOR THE BENEFIT OF PARCEL 2 AND 3 AND DOES CREATE THE 15.0 FOOT WIDE WATER EASEMENT AS SHOWN FOR THE BENEFIT OF PARCELS 2 AND 3.

Thomas B. Arney  
THOMAS B. ARNEY

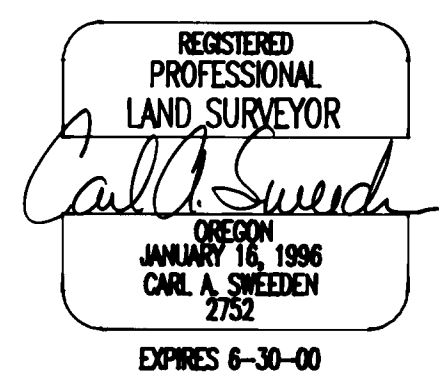
### ACKNOWLEDGEMENTS:

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
THERE PERSONALLY APPEARED BEFORE ME THOMAS B. ARNEY WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:  
29<sup>th</sup> DAY OF December, 1999.  
Wanda P. Washington  
NOTARY PUBLIC FOR OREGON



### APPROVALS:

Rony Wan 1-18-2000  
DOUGLAS COUNTY SURVEYOR DATE  
Keith L. Cubic 1/18/2000  
DIRECTOR, PLANNING DEPT. DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Keith L. Cubic 1-19-2000  
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE  
12:06 P.M. 00-01042  
FILED THIS 19<sup>th</sup> DAY OF JANUARY, 1999  
DOYLE SHAVER JR. 1-19-00  
COUNTY CLERK DATE  
Alan L. Bennett  
BY: DEPUTY



OWNER / PARTITIONER:  
THOMAS B. ARNEY  
299 OAKLEY ROAD  
ROSEBURG, OREGON 97470

00-01042  
**Sweeden**  
Land Surveying  
Carl A. Sweeden  
P.L.S.  
5211 Cole Road  
Oakland, Ore. 97482  
Tel. 541-459-9523

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SHEET 2 OF 2

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