

LAND PARTITION

IN THE SE 1/4, SEC. 31 AND SW 1/4, SEC. 32, T. 26 S., R. 6 W., AND
IN THE EAST 1/2, SEC. 6 AND WEST 1/2 SEC. 5 T. 27 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - MAY 2001 - PLANNING FILE #01-040

STATE OF OREGON | SS
COUNTY OF DOUGLAS |
DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

02 FEB -4 AM 9:17

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Alain G. Burnett
DEPUTY
FEE PP

2002-03776

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WAYNE AND DELORES PARKER AND ROGER K. AND BARBARA ODINE VEHR, TO EACH AN UNDIVIDED 25% INTEREST OWNERS OF MELROSE VINEYARDS PROPERTIES, LLC., ROGER K. AND BARBARA ODINE VEHR AS OWNERS AND WAYNE AND DELORES PARKER, TRUSTEES OF PARKER REVOCABLE COMMUNITY TRUST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THAT LAND DESCRIBED IN THE DESCRIPTION AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL, FILE #01-040, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 A 25.0 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT OVER THE EXISTING GRAVEL DRIVE AS SHOWN AND THAT EACH PARCEL DOES CREATED A RECIPROCAL EASEMENT FOR EACH TO ENJOY THE USE OF ALL EXISTING FARM ACCESS ROADS OVER AND ACROSS EACH PARCEL FOR THE PURPOSE OF FARM SERVICE ACCESS ONLY.

Roger K. Vehrs
ROGER K. VEHR'S OWNER AND FOR INTEREST IN
MELROSE VINEYARDS PROPERTIES, LLC.

Barbara Odine Vehrs
BARBARA ODINE VEHR'S OWNER AND FOR INTEREST IN
MELROSE VINEYARDS PROPERTIES, LLC.

Wayne Parker
WAYNE PARKER, TRUSTEE, PARKER REVOCABLE COMMUNITY TRUST
AND FOR INTEREST IN MELROSE VINEYARDS PROPERTIES, LLC.

Delores Parker
DELORES PARKER, TRUSTEE, PARKER REVOCABLE COMMUNITY TRUST
AND FOR INTEREST IN MELROSE VINEYARDS PROPERTIES, LLC.

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THAT LINE BETWEEN PARCELS 1 AND 2 AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT ANY OTHER BOUNDARIES OF SAID LANDS HAVE NOT BEEN SURVEYED OR MARKED IN ANY WAY.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

THOSE LANDS AS DESCRIBED IN INSTRUMENTS #98-27687 AND #98-25851, DOUGLAS COUNTY, OREGON, DEED RECORDS AND THAT PART OF PARCEL 1, LAND PARTITION 1997-0022, DOUGLAS COUNTY, OREGON, PLAT RECORDS LAYING EAST OF THE CENTERLINE OF CHAMPAGNE CREEK.

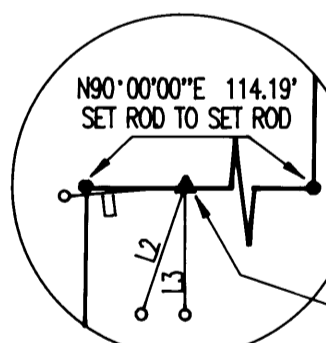
NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH A LINE DIVIDING THOSE LANDS AS DESCRIBED IN INSTRUMENTS #98-27687 AND #98-25851, DOUGLAS COUNTY, OREGON, DEED RECORDS AND THAT PART OF PARCEL 1, LAND PARTITION 1997-0022, DOUGLAS COUNTY, OREGON, PLAT RECORDS LAYING EAST OF THE CENTERLINE OF CHAMPAGNE CREEK. THE NORTH LINE OF PARCEL 2, LAND PARTITION 1996-0089 A & B WAS RECOVERED AND USED AS THE BASIS OF BEARING FOR THIS SURVEY AND THE LINE WAS PLACED AS DIRECTED BY THE OWNERS AND AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT, FILE 01-040. THE DIVIDING LINE WAS PLACED ALONG EXISTING ROWS AND ROADS IN THE VINEYARD AND THEN TO THE EDGE OF THE SOUTH UMPQUA RIVER AT THE SOUTHEAST CORNER OF PARCEL 1 TO INCLUDE THE WATER DIVERSION POINT AS NOTED.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT USED: DTM-430 W/ SUPPORT
MAPPING: C. SWEEDEN

LEGEND:

- o FD 5/8" I. ROD W/ "IE ENG." CAP UNLESS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- () R1 RECORD PER M128-49
- () R2 RECORD PER 1995-0018 A & B
- () R3 RECORD PER M127-11



- L1 - S 89° 25' 13" W 25.00'
- (S 89° 48' 30" E 25.0') R2
- L2 - S 19° 40' 39" W 26.47'
- (S 20° 39' 38" W 26.47') R2
- L3 - S 0° 41' 40" E 25.06'
- (S 0° 01' 55" E 25.04') R2

DETAIL OF REFERENCE MONUMENTS
PER 1995-0018 A & B

NOTES:

WATER DIVERSION POINT 1.5' NORTH
OF SOUTHEAST CORNER PARCEL 1
100 YR. FLOOD ELEV. = 401.8 (@ BLDG. SITE)
PER FLOOD DATA PROVIDED BY ED FARR ENGINEERING
REPORT DATED MAY 23, 2001

ACKNOWLEDGEMENTS:

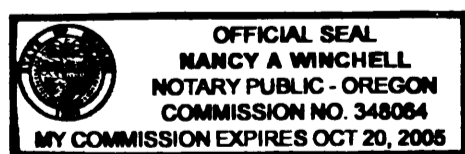
STATE OF OREGON }
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME WAYNE AND DELORES PARKER, TRUSTEES, PARKER REVOCABLE COMMUNITY TRUST, AND PART OWNERS OF MELROSE VINEYARDS PROPERTIES, LLC. WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS:

28 DAY OF January, 2001

Nancy A. Winchell
NOTARY PUBLIC FOR OREGON



ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

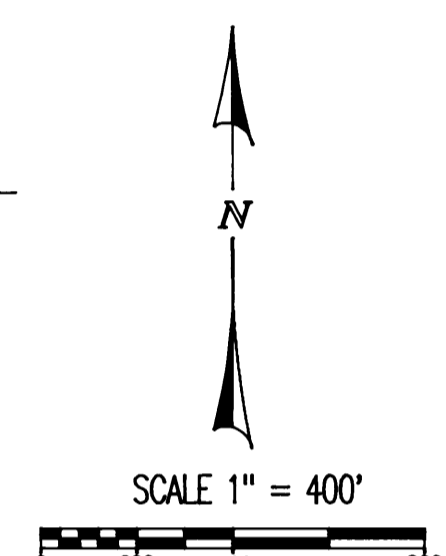
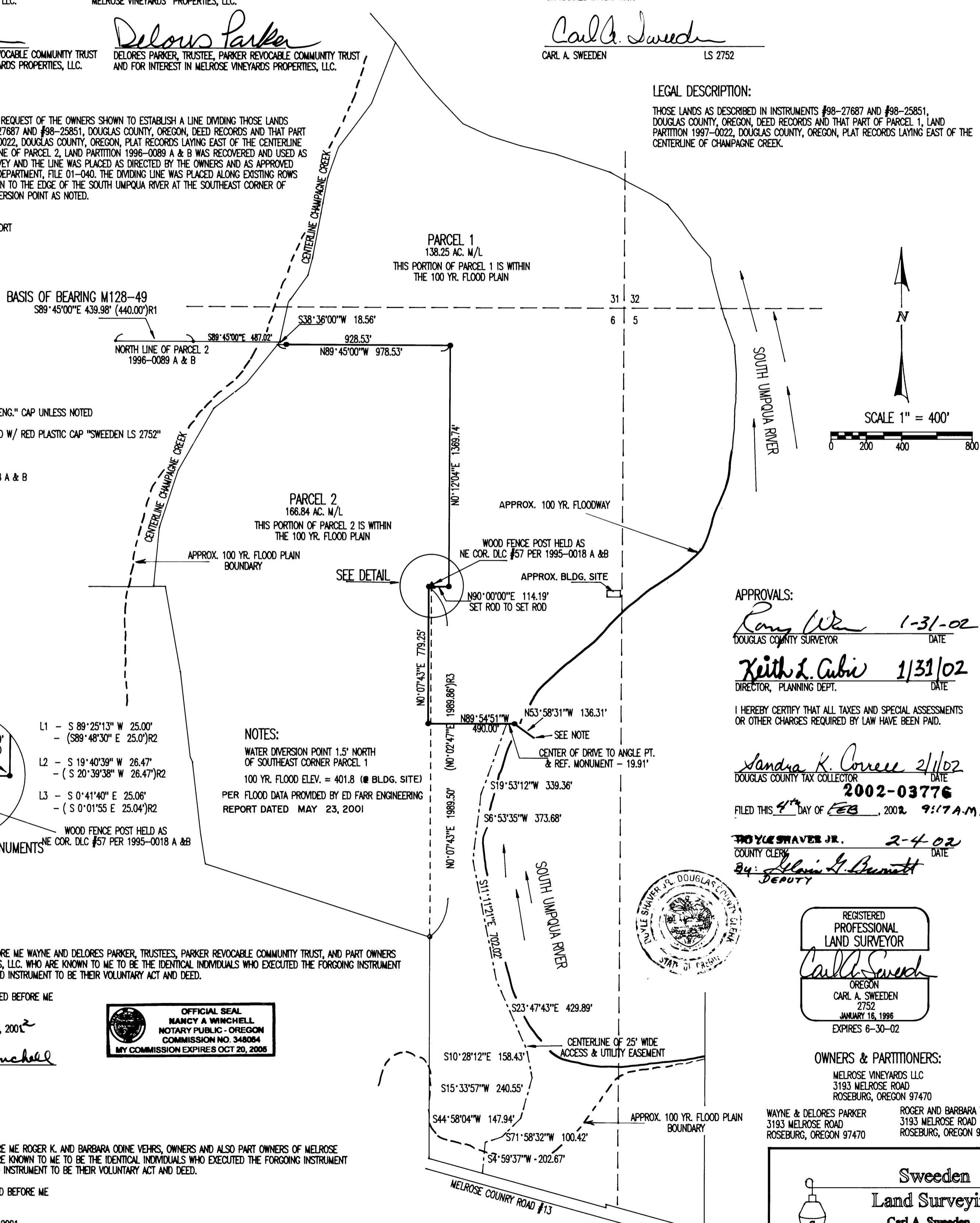
THERE PERSONALLY APPEARED BEFORE ME ROGER K. AND BARBARA ODINE VEHR, OWNERS AND ALSO PART OWNERS OF MELROSE VINEYARDS PROPERTIES, LLC. WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS:

10th DAY OF August, 2001.

Nancy Furado
NOTARY PUBLIC FOR CALIFORNIA

WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: FG, FC-1 & FC3
COMP. PLAN: AGRICULTURE
BENCHMARK: STATION "MELROSE" 453.562 WITHIN 500' OF PROPERTY



APPROVALS:

Ray W. ... 1-31-02
DOUGLAS COUNTY SURVEYOR DATE

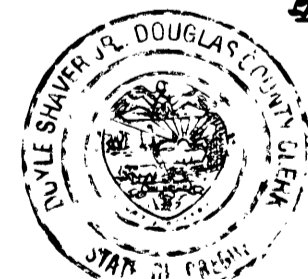
Keith L. Cubie 1/31/02
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Corneil 2/1/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF FEB, 2002 9:17 A.M.

Doyle Shaver Jr. 2-4-02
COUNTY CLERK DATE
By: Alain G. Burnett
DEPUTY



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-02

OWNERS & PARTITIONERS:

MELROSE VINEYARDS LLC 3193 MELROSE ROAD ROSEBURG, OREGON 97470	ROGER AND BARBARA VEHR'S 3193 MELROSE ROAD ROSEBURG, OREGON 97470
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Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.

5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523

2002-03776

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