

PARTITION PLAT

PARCEL 3, 1998-0104

LOCATED IN
LOT 37 & 44 MELROSE ORCHARDS
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

APPROVALS:

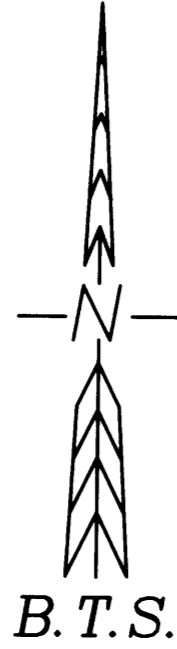
Keith L. Cubic 8/19/03
 COUNTY PLANNING DIRECTOR DATE

Randy Wan 8/21/03
 COUNTY SURVEYOR DATE

2003-022814

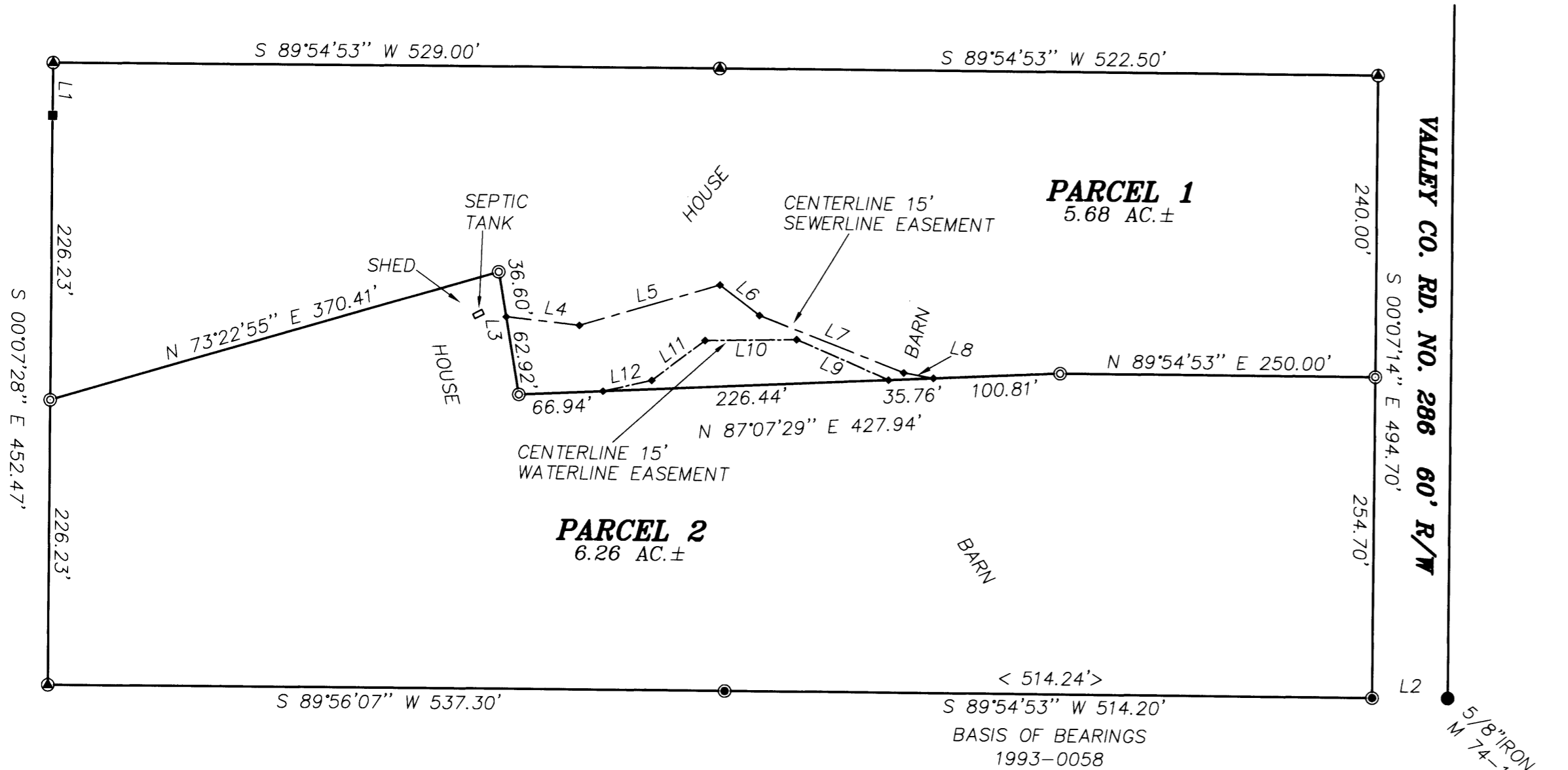
FILED THIS 25th DAY OF AUGUST, 2003 8:55 A.M.

BARBARA E. NIELSEN *Barbara E. Nielsen*
 COUNTY CLERK By: DEPUTY



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER 1999-0031
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M 92-42, M 125-21, 1993-0058
- ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1998-0104
- = COMPUTED EASEMENT CENTERLINE
- < > = RECORD PER 1993-0058



NUMBER	DIRECTION	DISTANCE
L1	S 00°04'54" E	42.04'
L2	N 89°35'21" E	60.09'
L3	S 09°54'08" E	99.52'
L4	S 83°49'30" E	58.44'
L5	N 73°08'32" E	115.94'
L6	S 52°43'48" E	39.80'
L7	S 68°49'24" E	123.32'
L8	S 80°02'60" E	24.11'
L9	N 66°46'50" W	79.89'
L10	S 88°49'51" W	72.52'
L11	S 52°11'30" W	52.87'
L12	S 76°52'41" W	39.48'

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON JULY 17, 1981
 KRISTIAN O. DEGROOT 1941
 RENEWAL DATE: 12-31-03

DECLARATION:

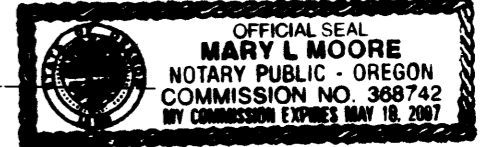
KNOW ALL PEOPLE BY THESE PRESENTS THAT IRIS E. VLASSCHAERT IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND HAS CAUSED A 15 FOOT SEWERLINE EASEMENT AND A 15 FOOT WATERLINE EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.
Iris E. Vlasschaert
 IRIS E. VLASSCHAERT

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF August, 2003, 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.

Mary L. Moore
 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:
 PARCEL 3 OF LAND PARTITION 1998-0104 AS RECORDED IN INST. NO. 98-24041 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF PARTITION PLAT 1998-0104 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 03-006. THE BOUNDARY OF PARCEL 3 WAS FOUND AS SURVEYED UNDER PARTITION PLAT 1998-0104 AND THEN PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A NIKON DTM 530 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.

Natalie Kelley Chief Deputy 8-21-03
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-5 ACRE (5R)
 COMP. PLAN: RESIDENTIAL COMMITTED-5 ACRE (RC5)
 WATER: UMPQUA BASIN WATER ASSOCIATION
 SEWER: SEPTIC
 PLANNING FILE NO. 03-006

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

SCALE: 1" = 100'	FOR: IRIS E. VLASSCHAERT 644 VALLEY ROAD ROSEBURG, OR 97470	JOB #: 03-066 FILE: VLASS066.DWG SHEET 1 OF 1
DATE: JULY 7, 2003		

2003-0064

2003-0064

LOT 37, MELROSE ORCHARDS