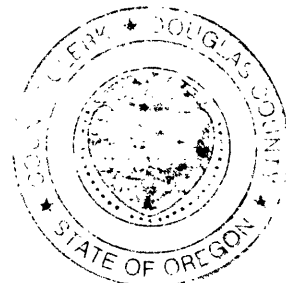


LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION
PARTITION PLAT
 LOCATED IN
LOT 1, MELROSE-ORCHARDS
SE 1/4 OF SECTION 2
T.27S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

FILED THIS 2ND DAY OF APRIL 2009,

BARBARA E. NIELSEN
 BY COUNTY CLERK



APPROVALS:

Keith L. Cubie 4/1/09
 COUNTY PLANNING DIRECTOR DATE
Randy Wain 4-1-09
 COUNTY SURVEYOR DATE

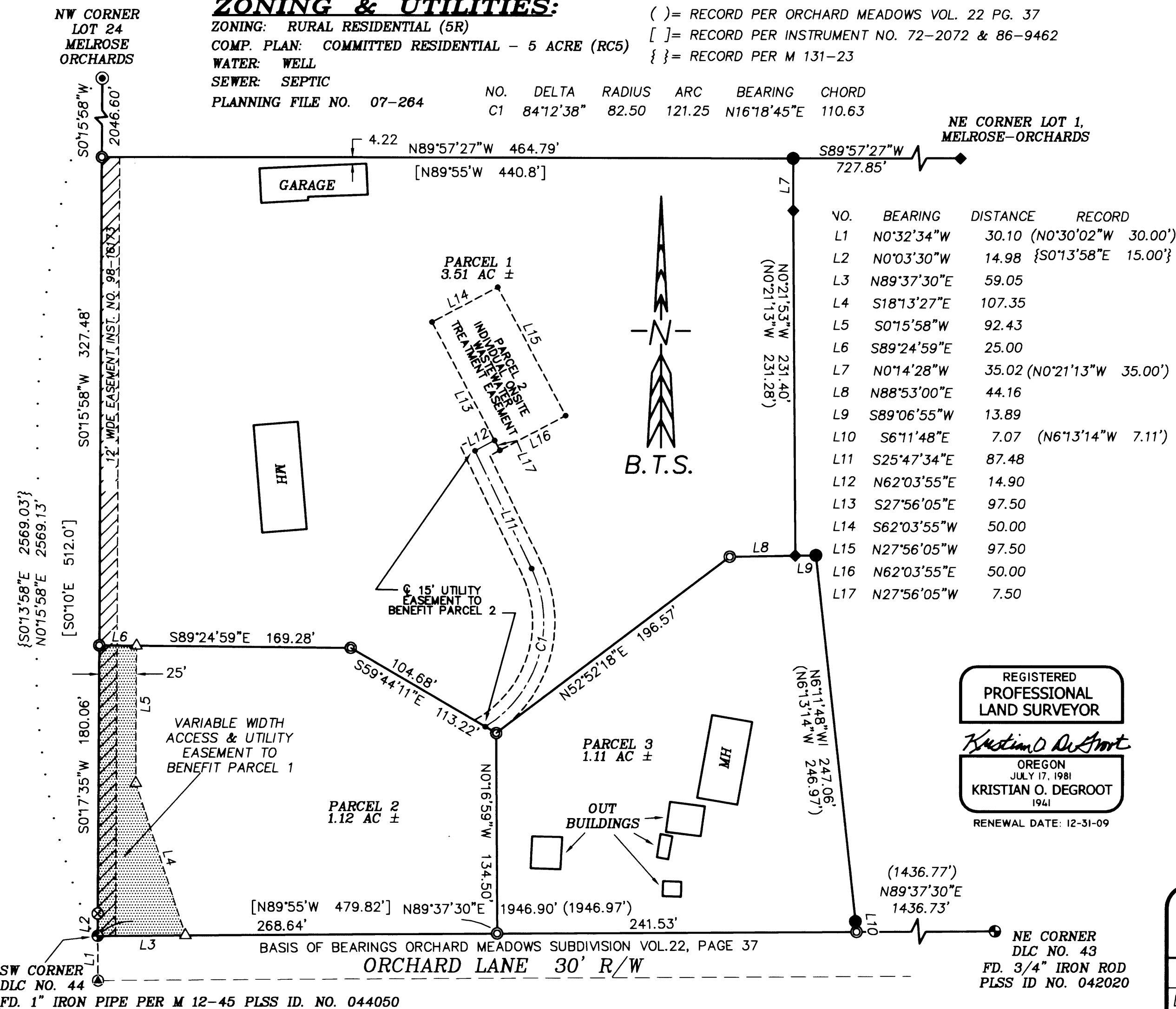
LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND DLC CORNER AS NOTED
- ⊙ = FOUND 3/4" IRON ROD PER CS 55/205-1
- = FOUND 5/8" IRON ROD PER INSTRUMENT NO. 72-2072 & 86-9462
- ⊗ = FOUND 5/8" IRON ROD PER M 131-23
- ⊙ = FOUND 5/8" IRON ROD PER SPL SUBDIVISION VOL. 18 PG. 25
- ◆ = FOUND 5/8" IRON ROD PER ORCHARD MEADOWS VOL. 22 PG. 37
- △ = COMPUTED POINT NOT SET
- () = RECORD PER ORCHARD MEADOWS VOL. 22 PG. 37
- [] = RECORD PER INSTRUMENT NO. 72-2072 & 86-9462
- { } = RECORD PER M 131-23

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL (5R)
 COMP. PLAN: COMMITTED RESIDENTIAL - 5 ACRE (RC5)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 07-264

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	84°12'38"	82.50	121.25	N16°18'45"E	110.63



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT MARIA JOHN IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND DOES HEREBY CAUSE THAT VARIABLE WIDTH ACCESS AND UTILITY EASEMENT SHOWN AND DESCRIBED HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AND ALSO DOES HEREBY CAUSE THAT 15 FOOT UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2 AND DOES ALSO CAUSE THAT INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHOWN AND DESCRIBED HEREON TO BE CREATED SUBJECT TO THE TERMS AND CONDITIONS STATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2.

Maria John
 MARIA JOHN

INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT:

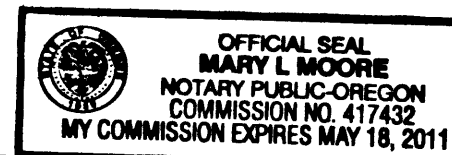
A NONEXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 2 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 2 INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31ST DAY OF March 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARIA JOHN 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:
 A PORTION OF LOT 1, MELROSE ORCHARDS AS DESCRIBED IN INSTRUMENT NO. 70-4332 AND INSTRUMENT NO. 72-2072 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE MARIA JOHN PROPERTY INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 07-264. THIS LAND PARTITION IS AUTHORIZED UNDER MEASURE 49 AS APPROVED BY THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT UNDER FINAL ORDER FOR ELECTION NUMBER E122719, DATED NOVEMBER 21, 2008. THE 1" IRON PIPE PER M 12-45 AT THE SW CORNER OF D.L.C. NO. 44 WAS ACCEPTED AT THE SW CORNER OF LOT 1, MELROSE ORCHARDS. THE SOUTH LINE OF LOT 1 WAS CONTROLLED BY THE SOUTH LINE OF D.L.C. NO. 44 BETWEEN THAT 1" IRON PIPE AND A 3/4" IRON ROD AT THE NE CORNER OF D.L.C. NO. 43. THE WEST LINE OF LOT 1 WAS CONTROLLED BY THAT 1" IRON PIPE AND A 3/4" IRON ROD PER CS 55/205-1 AT THE NE CORNER OF LOT 24. THE EAST LINE OF THE JOHN PROPERTY WAS CONTROLLED BY MONUMENTS FOUND ALONG THE WEST LINE ORCHARD MEADOWS SUBDIVISION. THESE MONUMENTS WERE CALLED THE JOHN DEED, INSTRUMENT NO. 72-2072 AND ALSO IN INSTRUMENT NO. 86-9642 AS REFERENCED UNDER ORCHARD MEADOWS SUBDIVISION. THE NW CORNER OF LOT 1 WAS ESTABLISHED AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ORCHARD MEADOWS WITH WEST LINE OF LOT 1. I FOUND THAT PREVIOUS SURVEYS IN LOTS 1, 11, 12, 23 AND 24 OF MELROSE ORCHARDS MEASURED PLAT DISTANCES WESTERLY FROM ELGAROSE ROAD BUT NEVER ESTABLISHED THE WEST LINE PRIOR TO M 131-23, THE EDWARDS SURVEY OF THE EAST LINE OF THE FIRST ADDITION TO EDEN ORCHARDS. THEREFORE, I FIND SIGNIFICANT DISCREPANCIES BETWEEN THE MEASURED VS. PLAT RECORD EAST-WEST DIMENSIONS OF LOT 1.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, AND JOEL HERZBERG WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT, AND JOEL HERZBERG. ALL SURVEY OBSERVATIONS WITH A LEICA TCRP 1203 TOTAL STATION AND WERE ADJUSTED BY LEAST SQUARES METHODS.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Conner 4/2/09
 DOUGLAS COUNTY TAX COLLECTOR DATE

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

SCALE: 1" = 60'	FOR: MARIA JOHN	JOB #: 07-090
DATE: FEBRUARY 11, 2009	1467 ORCHARD LANE ROSEBURG, OREGON 97470	FILE: 07-090 JohnSub.DWG
		SHEET 1 OF 1

2009-0014

2009-0014