

MELROSE ESTATES

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WAYNE & DELORES PARKER, TRUSTEES PARKER REVOCABLE TRUST ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON FOR THE THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREINAFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND WAYNE & DELORES PARKER, TRUSTEES PARKER REVOCABLE TRUST, GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

Wayne Parker
WAYNE PARKER, TRUSTEE
PARKER REVOCABLE TRUST

Delores Parker
DELORES PARKER, TRUSTEE
PARKER REVOCABLE TRUST

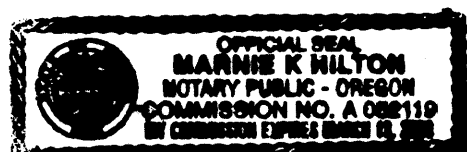
ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF Nov., 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED WAYNE & DELORES PARKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Marie K. Wilton

MY COMMISSION EXPIRES: 3-13-2000



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROGER & BARBARA VEHRs ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON FOR THE THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREINAFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND ROGER & BARBARA VEHRs, GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

Roger Vehrs
ROGER VEHRs

Barbara Vehrs
BARBARA VEHRs

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF Nov., 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED ROGER & BARBARA VEHRs, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Marie K. Wilton

MY COMMISSION EXPIRES: 3-13-2000



COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON

VOL. 1521 PAGE. 298
(INST. NO. 98-03569)

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 FEB 23 PM 3:03

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engels*

98-03570 FEE PP

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN SECTION 6 OF TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1997-0022 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH A 2" BRASS CAP AT THE WEST 1/4 CORNER OF THE ABOVE SAID SECTION 6 BEARS S89°29'49"W 339.42 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CLEVELAND HILL ROAD (DOUGLAS COUNTY ROAD NO. 59) ALONG THE ARC OF A 2894.79 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N32°05'05"W 58.28 FEET) 58.28 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N32°40'20"W 229.36 FEET TO A 3/4" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY ALONG THE ARC OF A 686.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N16°19'50"W 385.68 FEET) 390.94 TO A 3/4" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N0°02'24"W 511.40 FEET TO A 3/4" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N0°00'32"W 209.72 FEET TO THE NORTHWEST CORNER OF THE ABOVE SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 N89°44'16"E 1257.73 FEET; THENCE LEAVING SAID NORTH LINE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6 N1°54'45"E 58.81 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE EAST 991.69 FEET TO A 5/8" IRON ROD ALONG THE WEST RIGHT-OF-WAY OF MELQUA ROAD (COUNTY ROAD NUMBER 13A); THENCE ALONG SAID RIGHT-OF-WAY S32°12'18"W 64.28 FEET TO A 5/8" IRON ROD AND S21°43'18"W 43.82 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE N89°12'02"W 382.31 FEET TO A 5/8" IRON ROD; THENCE S0°38'35"W 892.56 FEET TO A 5/8" IRON ROD ALONG THE WEST LINE OF MELQUA ROAD (COUNTY ROAD NUMBER 13A); THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: S0°38'35"W 54.25, ALONG THE ARC OF A 684.55 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S7°33'01"W 161.58 FEET) 161.95 FEET, AND S0°46'21"W 190.80 FEET TO A 5/8" IRON ROD ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE LEAVING SAID RIGHT-OF-WAY LINE S89°35'42"W 1520.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.57 ACRES OF LAND, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ PLS 7838

APPROVALS

Keith L. Cubic 1/13/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Joyce Morgan 1-15-98
DOUGLAS COUNTY COMMISSIONER DATE

Ray Robinson 1-15-98
DOUGLAS COUNTY COMMISSIONER DATE

Marie K. Reddick 1-15-98
DOUGLAS COUNTY ASSESSOR DATE

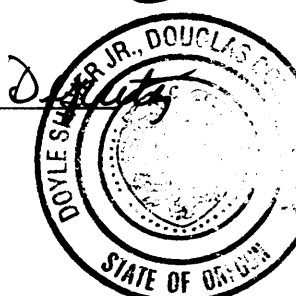
Romey Wan 1-14-98
DOUGLAS COUNTY SURVEYOR DATE

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

Marie K. Reddick 1-15-98
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23 DAY OF February, 1998, 3:03 O'CLOCK PM

DOYLE SHAVER JR., County Clerk by *Carol Engels*
DOUGLAS COUNTY CLERK



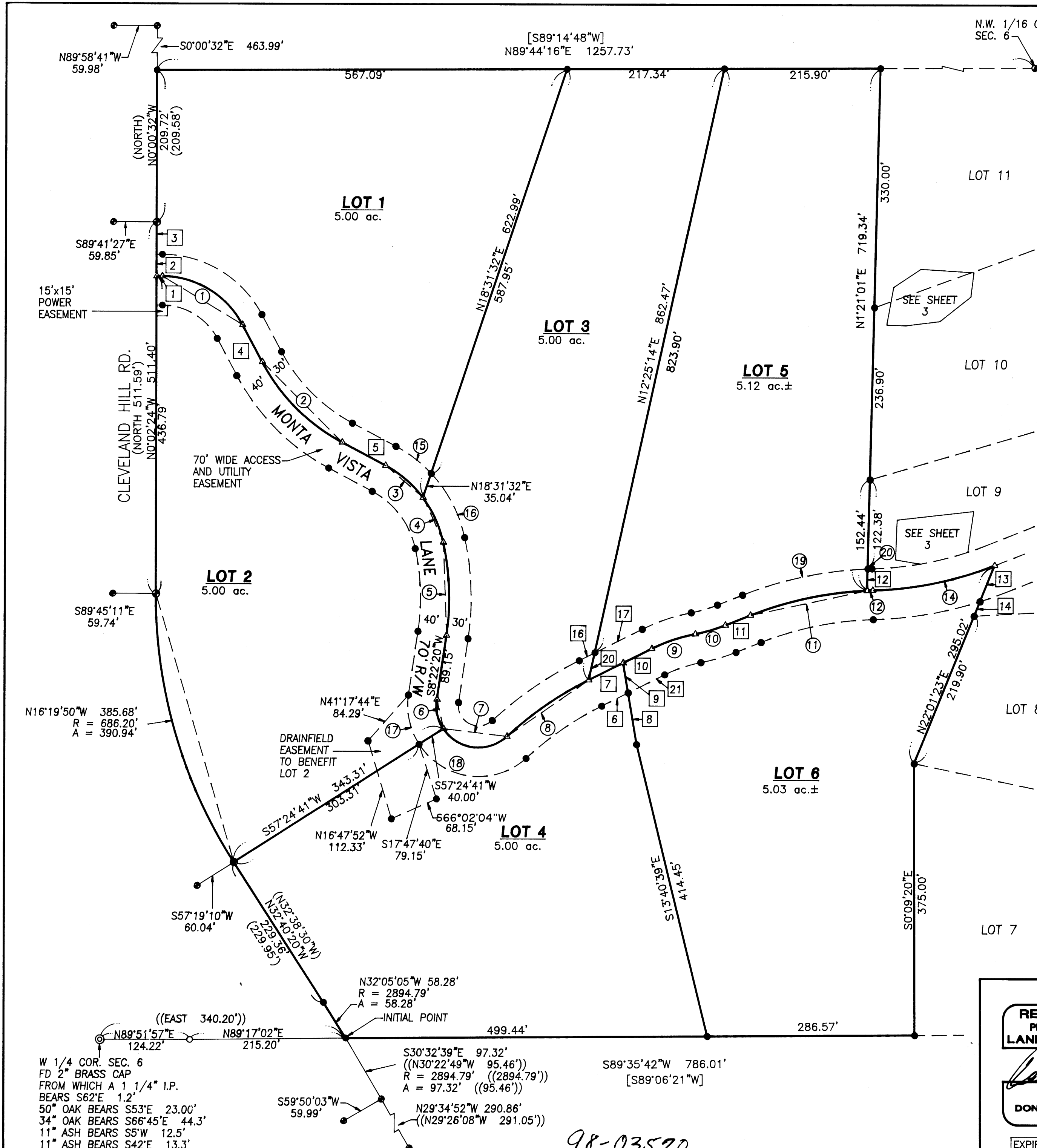
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 2, PARTITION PLAT 1997-0022 RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON INTO 11 LOTS AS SHOWN HEREON. THE NORTH LINE OF THE SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS, NORTH 1/16 CORNER COMMON TO SECTION 1, TOWNSHIP 27 SOUTH, RANGE 7 WEST AND SECTION 6, TOWNSHIP 27 SOUTH, RANGE 6 WEST AND THE NORTHWEST 1/16 OF SAID SECTION 6 AS SURVEYED AND MONUMENTED IN M109-57. THE PORTION OF THE NORTH LINE EAST OF THE NORTHWEST 1/16 WAS ESTABLISHED COMMON TO THE SOUTH LINE OF PARCEL 2 OF LAND PARTITION 1997-0022. THE SOUTH LINE WAS ALSO ESTABLISHED FROM SURVEY M109-57 FROM WEST 1/4 CORNER OF SECTION 6 EASTERLY ALONG THE EAST-WEST CENTERLINE OF SECTION 6 TO ITS INTERSECTION WITH THE RIGHT-OF-WAY OF MELQUA COUNTY ROAD NO. 13A. THE WEST LINE WAS ESTABLISHED ALONG THE EAST RIGHT-OF-WAY LINE OF CLEVELAND HILL ROAD NO. 59. MONUMENTS WERE FOUND PER M109-57, M84-72 AND THE COUNTY ROAD PLANS FOR THIS ROAD. THE EAST LINE WAS ESTABLISHED USING THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION 1997-0022 THEN NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY OF MELQUA COUNTY ROAD TO THE NORTHLINE OF PARCEL 1 OF LAND PARTITION 1990-0010, THEN ALONG THE NORTH AND WEST LINE OF THIS PARCEL TO THE WEST LINE OF SAID ROAD AND SOUTHERLY ALONG THAT LINE TO THE INTERSECTION OF THE SOUTH LINE OF THE PARCEL SURVEYED. THE LAST SECTION OF RIGHT-OF-WAY BEING ESTABLISHED 30.00 FEET WESTERLY OF THE CENTERLINE OF THE EXISTING ROAD DUE TO THE LACK OF OTHER AVAILABLE EVIDENCE (MONUMENTS).

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: DON BENTZ
DRAFTING: TIM ADAMS

98-03570

		MELROSE ESTATES	
		IN THE NW1/4 OF SEC. 6, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: WAYNE & DEEDY PARKER 1080 W. SHAW SUITE B FRESNO, CA. 93702		SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: OCT. 6, 1997	JOB NO. 1333-02	PAGE: 1 OF 3



#	BEARING - DISTANCE
1	EAST 7.79'
2	N0°02'24"W 30.00'
3	N0°02'24"W 44.61'
4	N28°03'28"W 57.91'
5	N62°11'51"W 68.25'
6	N63°28'55"E 40.71'
7	N63°28'55"E 53.00'
8	S9°26'20"E 72.12'
9	S9°26'20"E 41.85'
10	N63°28'55"E 44.17'
11	S68°22'10"W 37.39'
12	S1°21'02"W 30.06'
13	N22°01'23"E 53.52'
14	N22°01'23"E 21.60'
15	N68°22'10"E 44.56'
16	N63°28'54"E 24.24'
17	N63°28'54"E 72.93'
18	S60°19'46"E 32.88'
19	S37°42'44"E 50.13'
20	N12°25'15"E 38.57'
21	N63°28'52"E 52.46'

#	BEARING - DISTANCE	ARC.	RADIUS
1	N59°01'43"W 129.68'	136.22'	126.00'
2	N45°07'38"W 156.16'	158.50'	266.00'
3	N49°42'19"W 67.92'	68.46'	157.00'
4	S24°51'44"E 67.17'	67.69'	157.00'
5	S2°04'08"E 128.67'	129.39'	355.00'
6	S12°35'12"E 41.49'	42.43'	58.00'
7	S83°09'47"E 88.36'	100.45'	58.00'
8	N55°21'02"E 137.47'	137.94'	486.00'
9	S71°13'04"W 63.24'	63.43'	234.92'
10	S73°39'48"W 43.35'	43.41'	235.02'
11	N77°57'21"E 164.90'	165.68'	495.11'
12	N87°57'45"E 7.29'	7.29'	495.11'
13	N84°14'22"E 67.16'	67.22'	465.11'
14	S78°22'39"W 172.08'	172.96'	495.11'
15	S52°43'59"E 61.50'	61.78'	187.00'
16	S27°53'22"E 99.19'	100.39'	187.00'
17	S12°23'29"E 69.49'	71.03'	98.00'
18	S82°37'07"E 148.96'	169.21'	98.00'
19	N78°03'53"E 176.84'	177.71'	525.11'
20	N88°03'25"E 5.73'	5.73'	525.11'
21	N75°56'58"E 65.41'	67.47'	465.11'

LEGEND:

- SET 5/8" X 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD w/ CAP MKD "AA SURVEY"
- FD 3/4" IRON ROD
- ⊙ FD BRASS CAP AS NOTED
- △ CALCULATED POINT
- () REC. DATA PER CO. RD NO. 59
- [] REC. DATA PER M109-57
- (()) REC. DATA PER M84-72



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 12, 1968
DONALD A. BENTZ
 839
 EXPIRES: 12/31/97

MELROSE ESTATES

IN THE NW1/4 OF SEC. 6, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
WAYNE & DEEDY PARKER
1080 W. SHAW SUITE B
FRESNO, CA 93702

SURVEYED BY:

 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

SCALE: 1" = 100' DATE: OCT. 6, 1997 JOB NO. 1333-02 PAGE: 2 OF 3

98-03570

98-03570

