

MELROSE TERRACE ESTATES

A GATED COMMUNITY

BEING PARCELS 1 & 2, LAND PARTITION M 84-72 A & B, BOOK 6, PAGE 101 A & B
IN THE SW 1/4 SEC. 6, T. 27 S., R. 6 W., W. M. - NOVEMBER 2001, FILE #01-143

INSTR. #98-8791

**AFFIDAVIT OF CORRECTION:
RECORDED JUNE 10, 2002
IN BOOK 1879 PAGE 331
C.O. CLERK RECORDS
C.S. FILE 65/43-3**

① 1 1/2" BRASS WASHER MARKED "LS 2752" W/MAGNETIC NAIL
SET OVER PROPERTY CORNER

LEGEND:

- FD. 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IRON ROD W/ YELLOW PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD M84 - 72 A & B
- ()R1 RECORD COUNTY ROAD PLAN
- ()R2 RECORD PER M37 - 24

EASEMENT DATA:

PRIVATE DRIVE & UTILITY EASE. LINE TABLE

LINE	BEARING	DISTANCE
A1	N89°46'14"E	53.26'
A2	N80°59'43"E	91.40'
A3	N9°30'38"E	43.84'
A4	N35°29'22"W	13.00'
A5	N54°30'38"E	19.36'
A6	N54°30'38"E	24.85'
A7	N54°30'38"E	15.79'
A8	S35°29'22"E	44.00'
A9	N54°30'38"E	31.00'
A10	S35°29'22"E	30.00'
A11	S35°29'22"E	47.00'
A12	S47°25'49"E	18.46'
A13	S56°38'49"W	13.99'
A14	S80°59'43"W	106.57'
A15	S89°46'14"W	29.53'

ACCESS & UTILITY FOR LOTS 4 & 5

LINE	BEARING	DISTANCE
1	N19°28'01"E	26.85'
2	N29°33'20"E	89.67'
3	N18°33'32"E	41.06'
4	N3°17'54"E	39.31'
5	N11°58'59"W	57.01'

ACCESS & UTILITY FOR LOT 6 SANITARY FOR LOT 4

LINE	BEARING	DISTANCE
1	N55°05'35"E	135.78'
2	S61°18'35"E	40.46'

LOT LINE TABLE

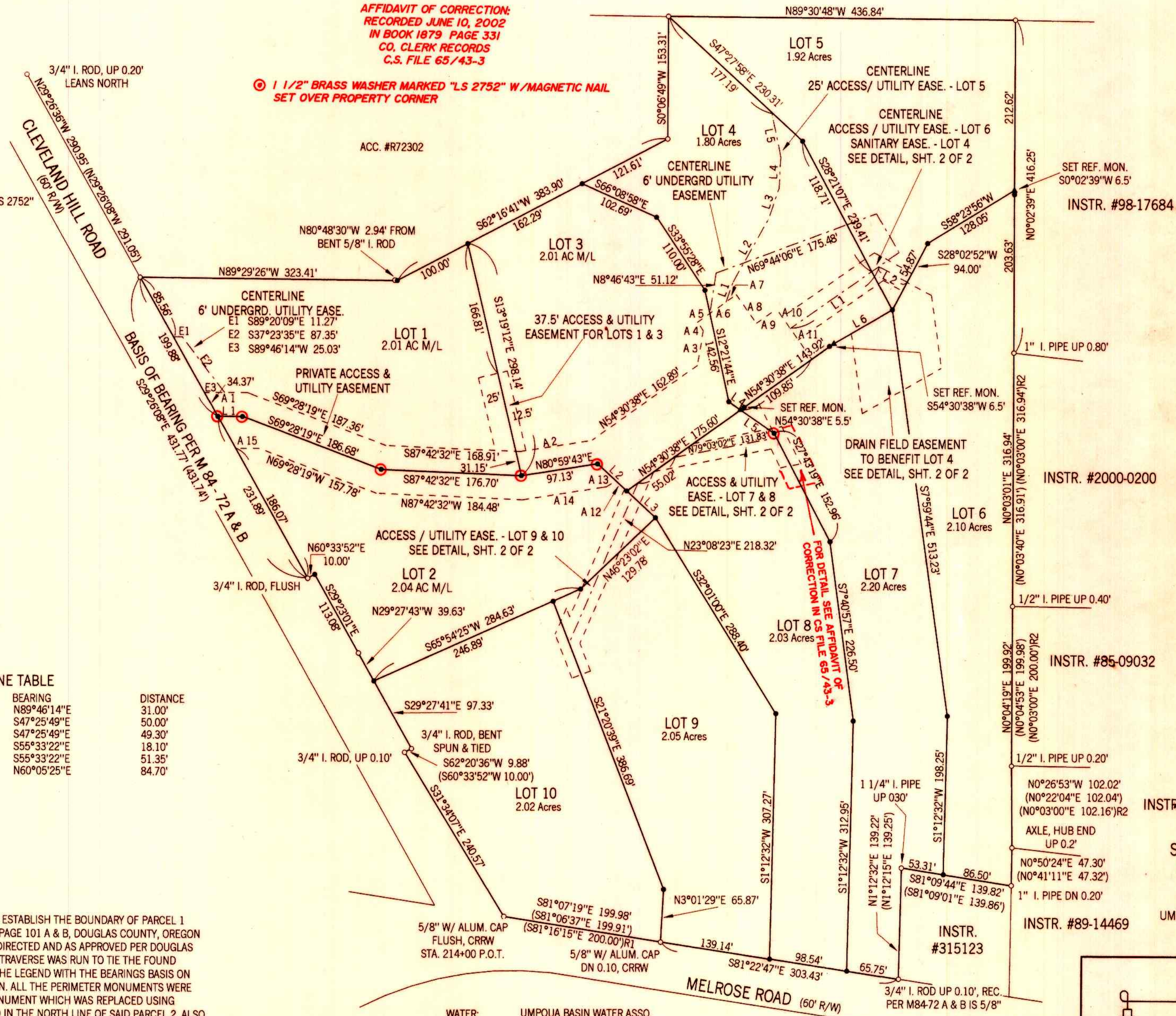
LINE	BEARING	DISTANCE
1	N89°46'14"E	31.00'
2	S47°25'49"E	50.00'
3	S47°25'49"E	49.30'
4	S55°33'22"E	18.10'
5	S55°33'22"E	51.35'
6	N60°05'25"E	84.70'

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF PARCEL 1 AND 2 OF THAT MINOR LAND PARTITION M84-72 A & B PER BOOK 6, PAGE 101 A & B, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS AND TO THEN SUBDIVIDE SAID LAND AS DIRECTED AND AS APPROVED PER DOUGLAS COUNTY, PLANNING DEPARTMENT FILE #2001-143. A CLOSED LOOP TRAVERSE WAS RUN TO TIE THE FOUND BOUNDARY MONUMENTS FROM THE RECORD SURVEYS SHOWN IN THE LEGEND WITH THE BEARINGS BASIS ON A PORTION OF THE WEST LINE OF PARCEL 2 OF SAID LAND PARTITION. ALL THE PERIMETER MONUMENTS WERE FOUND AND HELD WITH THE EXCEPTION OF ONE RIGHT OF WAY MONUMENT WHICH WAS REPLACED USING RECORD FROM M84-72 A & B AND A DISTURBED MONUMENT FOUND IN THE NORTH LINE OF SAID PARCEL 2, ALSO REPLACED BY DISTANCE / DISTANCE INTERSECTION USING RECORD PER M84-72 A & B.

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

2001-28493

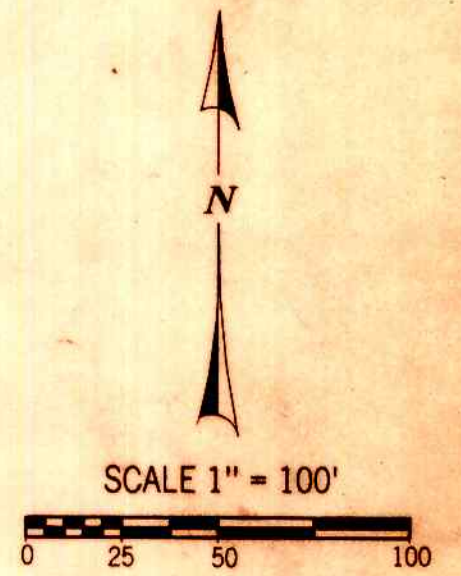


WATER: UMPQUA BASIN WATER ASSO.
SEWER: SEPTIC
ZONING: RR
COMP. PLAN: RC - 2

TAX ASSESSORS MAP 27-06-06C, LOT 900 & 902, ACC. #R72288 & R72309

2001-28493

SHEET 1 OF 2



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Sweeden

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

INSTR. #98-2717

SURVEY AND MAP FOR:
HARTMAN DEVELOPMENT INC.
P. O. BOX 926
ROSEBURG, OREGON 97470

UMPQUA PACIFIC RESOURCES CO., INC.
605 S. E. DEERWOOD *
WINSTON, OREGON 97496

2001-28493
Sweeden

Land Surveying
Carl A. Sweeden
P.L.S.



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

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTE CHAPTER 92

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

MELROSE TERRACE ESTATES A GATED COMMUNITY

BEING PARCELS 1 & 2, LAND PARTITION M 84-72 A & B, BOOK 6, PAGE 101 A & B
IN THE SW 1/4 SEC. 6, T. 27 S., R. 6 W., W. M. - NOVEMBER 2001, FILE #01-143

ACKNOWLEDGEMENT:

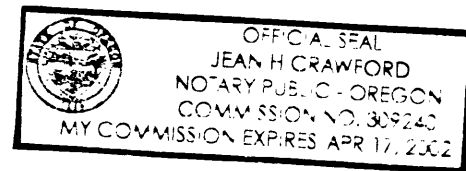
STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME, ROGER A. HARTMAN, PRESIDENT, HARTMAN DEVELOPMENT INC. AND RONALD L. SCHOFIELD, PRESIDENT, UMPQUA PACIFIC RESOURCES COMPANY, INC., WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS:

5th DAY OF Dec, 2001.

Jean H Crawford
NOTARY PUBLIC FOR OREGON



PROTECTIVE COVENANTS:

INSTR. # 2001-28493, DOUGLAS COUNTY, OREGON
DEEDS AND RECORDS.

COMP. PLAN: RC5
ZONING: RR
WATER: UMPQUA WATER BASIN
POWER: PACIFIC POWER AND LIGHT
SEPTIC: ON SITE SEPTIC SYSTEMS

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

01 DEC 10 AM 9:21

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alvin K. Barrett*
DEPUTY
FEE PP

APPROVALS:

Doyle Shaver Jr. 12-10-01
DOUGLAS COUNTY COMMISSIONER DATE

Michael J. Lambert 12-6-01
DOUGLAS COUNTY COMMISSIONER DATE

Paul M. [Signature] 12-6-01
DOUGLAS COUNTY ASSESSOR DEPUTY DATE

Ed Mansen 12-5-01
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubic 12/5/01
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROGER A. HARTMAN, PRESIDENT, HARTMAN DEVELOPMENT, INC. AND RONALD L. SCHOFIELD, PRESIDENT, UMPQUA PACIFIC RESOURCES COMPANY, INC., DO HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #01-143 AND THAT THEY DO CREATE THE PRIVATE ACCESS AND UTILITY EASEMENTS FOR THE BENEFIT OF THOSE LOTS AS SHOWN FOR CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF EACH INDIVIDUAL SYSTEM INCLUDING THE SANITARY DRAIN FIELD EASEMENT FOR THE BENEFIT OF LOT 4 AND STORM WATER DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 4 AND 5. THEY ALSO HEREBY DECLARE THAT ALL LOTS ARE SUBJECT TO THE PROTECTIVE COVENANTS ON RECORD IN THE DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND NOTED HEREON.

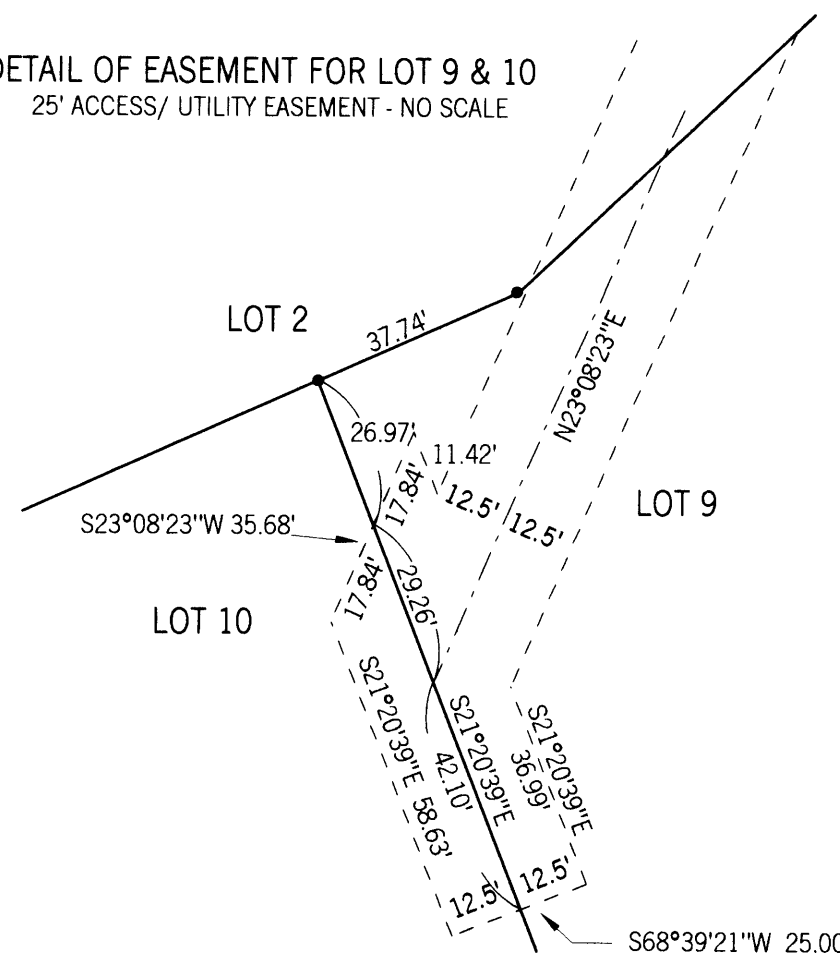
THE LAND SHOWN HEREON IS SUBJECT TO THE FOLLOWING
EASEMENTS OF RECORD:

WATER SYSTEM EASEMENTS TO BENEFIT UMPQUA BASIN WATER ASSOCIATION, INC., INSTR. #66-11371 & #66-11372
EASEMENT TO BENEFIT PACIFIC NORTHWEST BELL TELEPHONE CO., INSTRUMENT #72-07530
EASEMENT TO BENEFIT PACIFIC POWER AND LIGHT CO., INSTRUMENT #72-08892 & #80-16085

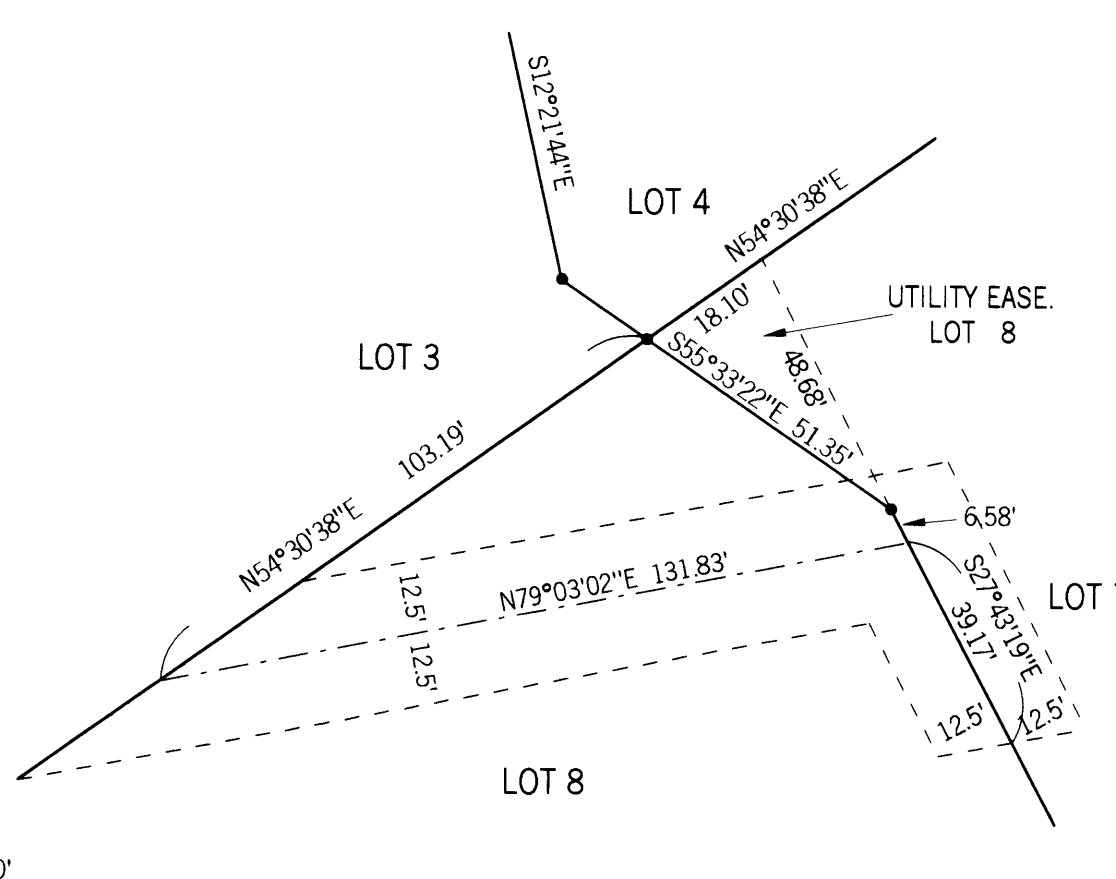
Roger A. Hartman Pres.
ROGER A. HARTMAN, PRESIDENT, HARTMAN DEVELOPMENT INC.

Ronald L. Schofield President
RONALD L. SCHOFIELD, PRESIDENT, UMPQUA PACIFIC RESOURCES COMPANY, INC.

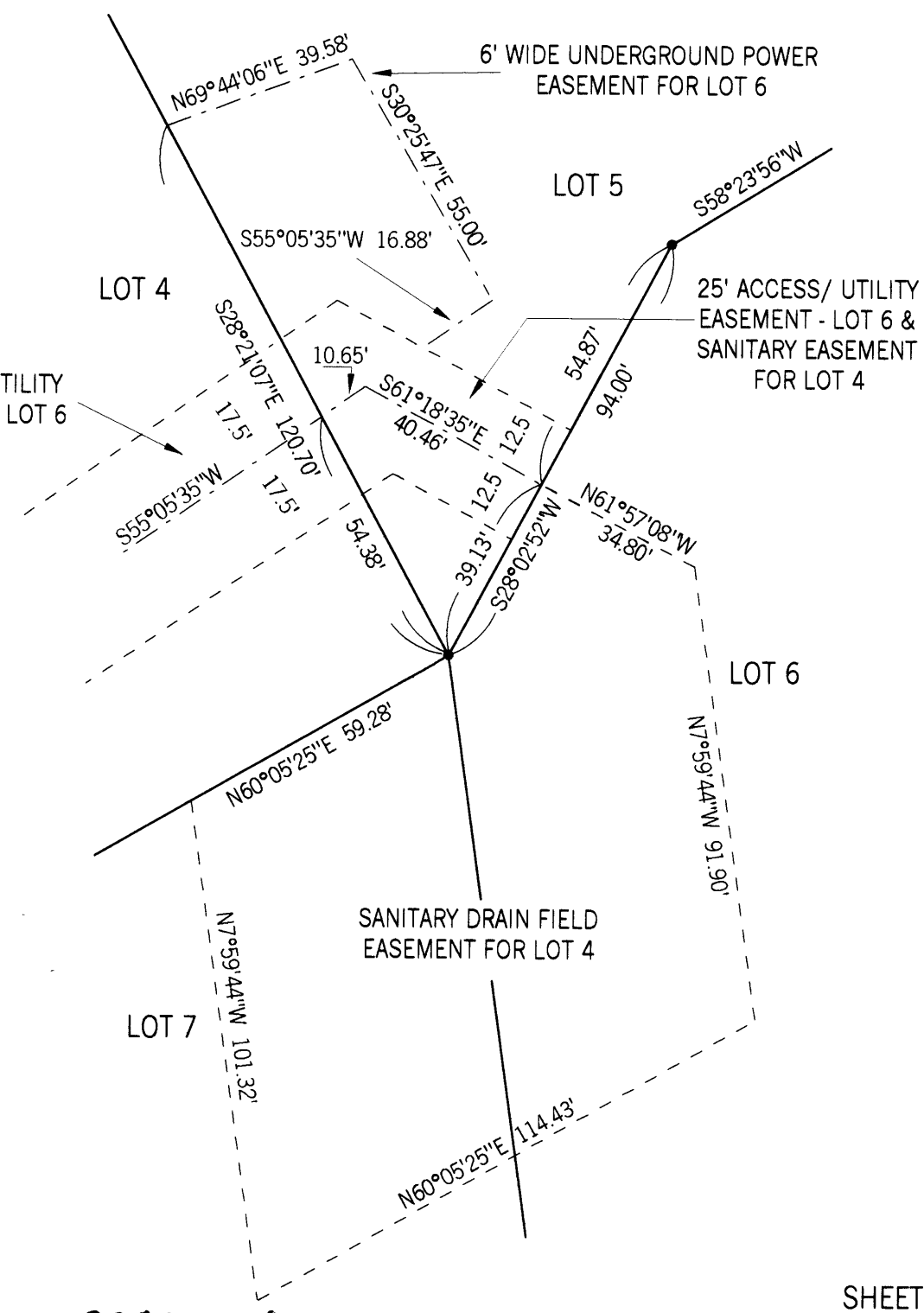
DETAIL OF EASEMENT FOR LOT 9 & 10
25' ACCESS/ UTILITY EASEMENT - NO SCALE



DETAIL OF EASEMENTS FOR LOT 7 & 8
25' ACCESS & UTILITY EASEMENT - NO SCALE



DETAIL OF EASEMENTS FOR LOT 4, 6 & 7
NO SCALE



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

Sandra K. Conner 12/5/01
DOUGLAS COUNTY TAX COLLECTOR DATE

2001-28493 9:21 A.M.

FILED THIS 10th DAY OF DECEMBER 2001

DOYLE SHAVER JR. 12/10/01
COUNTY CLERK DATE
BY DEPUTY: *Alvin K. Barrett*



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