

# 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

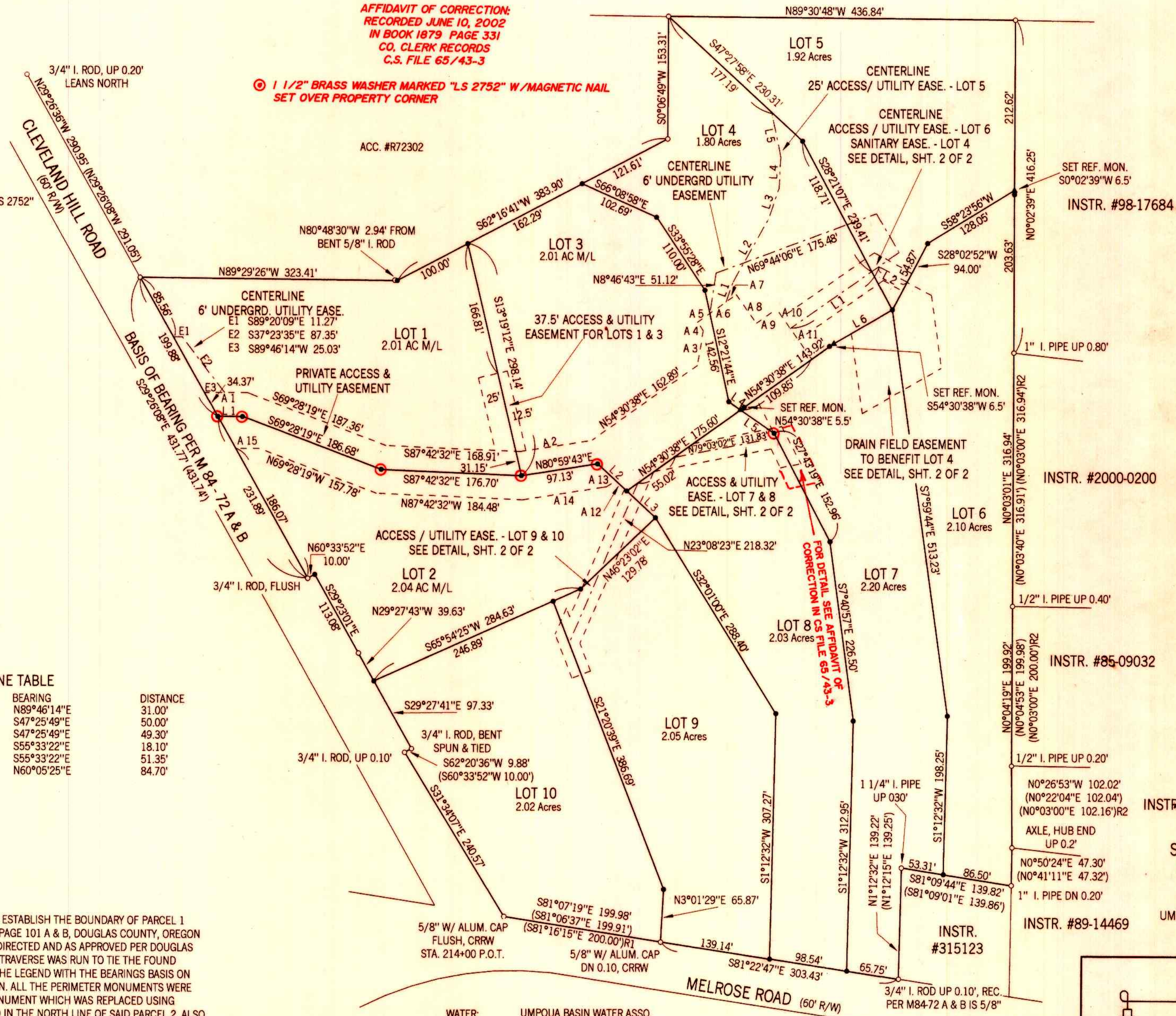
LINE	BEARING	DISTANCE
1	N89°46'14"E	31.00'
2	S47°25'49"E	50.00'
3	S47°25'49"E	49.30'
4	S55°33'22"E	18.10'
5	S55°33'22"E	51.35'
6	N60°05'25"E	84.70'

### 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

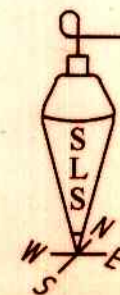
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Carl A. Sweeden*  
OREGON  
CARL A. SWEEDEN  
2752  
JANUARY 16, 1996  
EXPIRES 6-30-02

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.



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COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE