

A MAJOR LAND PARTITION FOR JERRY HARRISON

IN THE NE 1/4 SECTION 1, T27S, R7W, W.M.
DOUGLAS COUNTY, OREGON, ALSO IN
MELROSE ORCHARDS

FILED

MAR 14 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

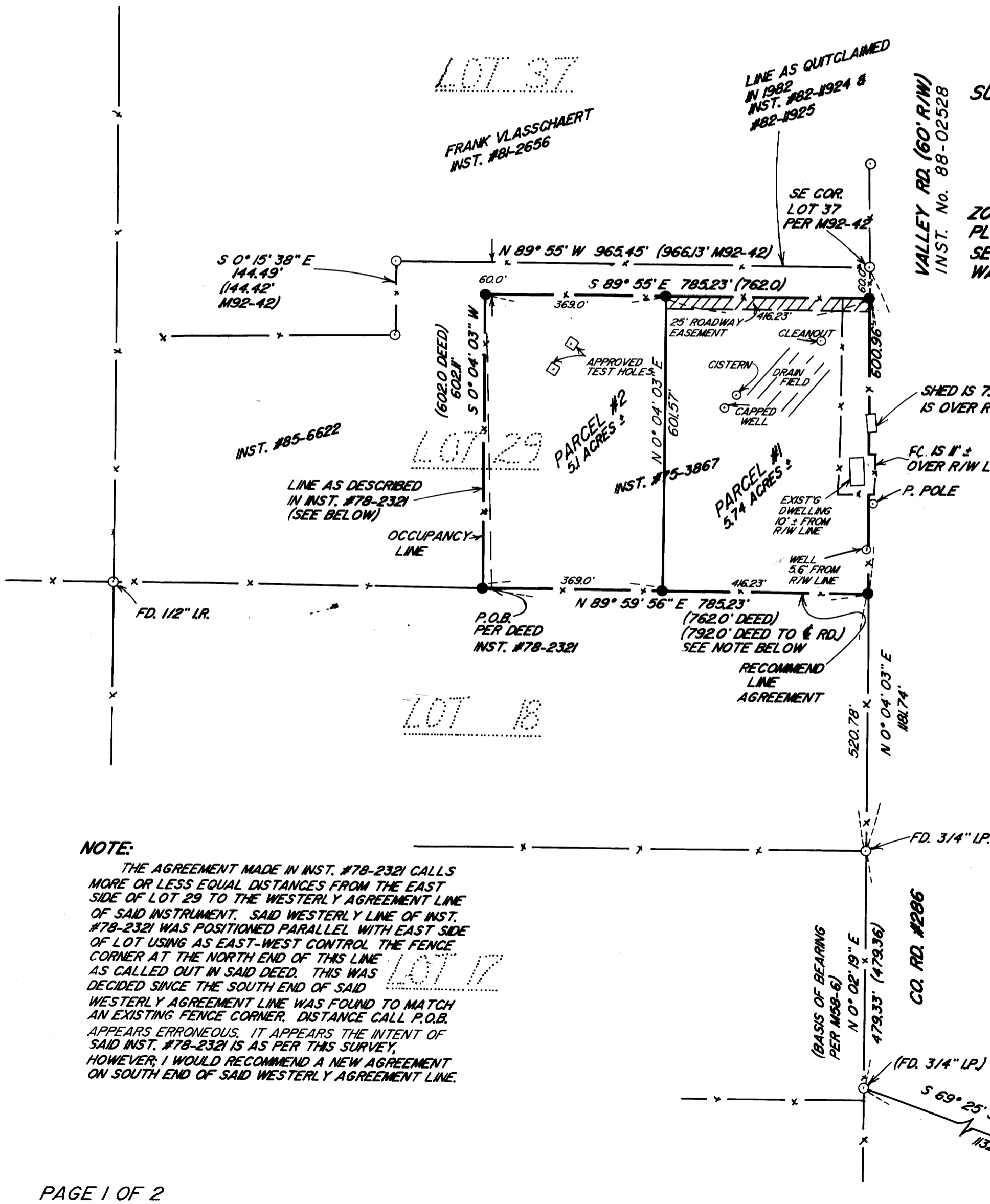
OWNER/PARTIONER:

JERRY HARRISON
424 VALLEY RD.
ROSEBURG, OR. 97470

SURVEYED BY:

DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97495

ZONING: 5R
PLANNING FILE #: 87-150
SEWER: SEPTIC
WATER: UMPQUA BASIN WATER

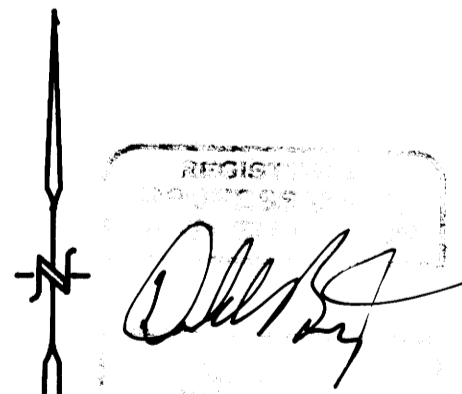


NARRATIVE:

SURVEY FOR A MAJOR LAND PARTITION. NORTHWEST LINES PER PREVIOUS AGREEMENT DEED (INST. #78-2321) SOUTH LINE TO BE AGREED UPON AS MONUMENTED IN AN EXISTING FENCE. COUNTY ROAD R/W PER EXISTING MONUMENTS. FIELD CREW: JIM ARTMAN COMPUTATIONS: GREG LANG EQUIPMENT: WILD T1 & RED I EDM DRAFTING: MIKE JOHNSON

NOTE:

THE AGREEMENT MADE IN INST. #78-2321 CALLS MORE OR LESS EQUAL DISTANCES FROM THE EAST SIDE OF LOT 29 TO THE WESTERLY AGREEMENT LINE OF SAID INSTRUMENT. SAID WESTERLY LINE OF INST. #78-2321 WAS POSITIONED PARALLEL WITH EAST SIDE OF LOT USING AS EAST-WEST CONTROL THE FENCE CORNER AT THE NORTH END OF THIS LINE AS CALLED OUT IN SAID DEED. THIS WAS DECIDED SINCE THE SOUTH END OF SAID WESTERLY AGREEMENT LINE WAS FOUND TO MATCH AN EXISTING FENCE CORNER. DISTANCE CALL P.O.B. APPEARS ERRONEOUS. IT APPEARS THE INTENT OF SAID INST. #78-2321 IS AS PER THIS SURVEY, HOWEVER, I WOULD RECOMMEND A NEW AGREEMENT ON SOUTH END OF SAID WESTERLY AGREEMENT LINE.



SCALE: 1"=200'
DEC., 1987

LEGEND:

- SET 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ SURV. INC."
- FOUND 5/8" I.R. UNLESS OTHERWISE NOTED

36 10-89 534

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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PARCEL #1

A parcel lying in Section 1, Township 27 South, Range 7 West, Willamette Meridian, Douglas County, Oregon and being described as: Beginning at a 5/8" iron rod on the westerly right-of-way of Valley Road (County Road #286) said point bears North 69° 25' 39" West 1132.12 feet, North 0° 02' 19" East 479.33 feet, and North 0° 04' 03" East 520.78 feet from a brass cap at the Quarter Section Corner common to Section 1, Township 27 South, Range 7 West, and Section 6, Township 27 South, Range 6 West, Willamette Meridian; thence North 0° 04' 03" East along said right-of-way line 600.96 feet to a 5/8" iron rod; thence leaving said right-of-way North 89° 55' West 416.23 feet to a 5/8" iron rod; thence South 0° 04' 03" West 601.57 feet to a 5/8" iron rod; thence North 89° 59' 56" East 416.23 feet to the place of beginning and containing 5.74 acres more or less.

SUBJECT TO a 25 foot wide access and utility easement the North Line of said easement being the North Line of Parcel #1.

PARCEL #2

A parcel lying in Section 1, Township 27 South, Range 7 West, Willamette Meridian, Douglas County, Oregon and being described as: Beginning at a 5/8" iron rod which bears North 69° 25' 39" West 1132.12 feet, North 0° 02' 19" East 479.33 feet, North 0° 04' 03" East 520.78 feet, and South 89° 59' 56" West 416.23 feet from a brass cap at the Quarter Section Corner common to Section 1, Township 27 South, Range 7 West and Section 6, Township 27 South, Range 6 West, Willamette Meridian; thence South 89° 59' 56" West 369.00 feet to a 5/8" iron rod in a fence corner; thence along an existing fence North 0° 04' 03" East 602.11 feet to a 5/8" iron rod in a fence corner; thence South 89° 55' East 369.00 feet to a 5/8" iron rod; thence South 0° 04' 03" West 601.57 feet to the place of beginning and containing 5.10 acres more or less.

TOGETHER WITH a 25 foot wide access and utility easement the North Line or said easement being the North Line of Parcel #1.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1988 MAR 15 PM 12:14

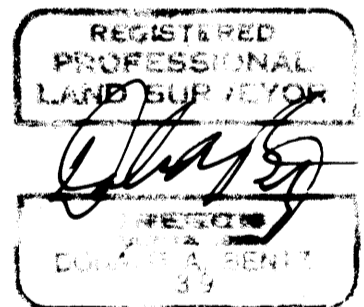
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Crisp*
DEPUTY
Plc paid

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR
Keith L. Cubic 3/7/88

DOUGLAS COUNTY SURVEYOR
Francis L. Ingram 3-14-88



Plc 10-89-53B