

FILED

MINOR LAND PARTITION

IN
SECTION 36, T.25S., R.4W., W.M.
AND
SECTIONS 1, 2, 11, 12, 13 & 14, T.26S., R.4W., W.M.
FEBRUARY, 1990

SURVEYED FOR :
SANTOS RANCHES, INC.
16988 N. BANK RD.
ROSEBURG, OR 97470

SURVEYED BY :
BAUGHMAN TECHNICAL SERVICES, INC.
433 S.E. MAIN ST.
ROSEBURG, OR 97470

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED AS PARCEL NO. 1 ON THE ATTACHED MINOR LAND PARTITION PLAT. I FURTHER DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF COURSES OR MONUMENTS DESCRIBED AS THE BOUNDARY OF THIS MINOR LAND PARTITION, THE BOUNDARY BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN SECTION 36 OF T.25S., R.4W., W.M. AND SECTIONS 1, 2, 11, 12, 13 AND 14 OF T.26S., R.4W., W.M. DESCRIBED IN A DEED TO SANTOS RANCHES, INC. AS RECORDED IN INSTRUMENT NO. 81-14172 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND CONTAINING 2120.70 ACRES, MORE OR LESS.

Kristian O. Degroot

KRISTIAN O. DEGROOT, PLS NO. 1941

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF February, 1990.

Glenda D. Sibbald

4-16-93
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF OREGON

Glenda D. Sibbald
GLENDA D. SIBBALD
NOTARY PUBLIC - OREGON
My Commission Expires 4-16-93

APPROVALS:

Keith L. Cubic 4/3/90
PLANNING DIRECTOR DATE

Francis L. Ingram 4-9-90
COUNTY SURVEYOR DATE

FILED THIS 9th DAY OF April, 1990 *Gay Fields*
By: *Bob L. Waddell* COUNTY CLERK

LEGEND

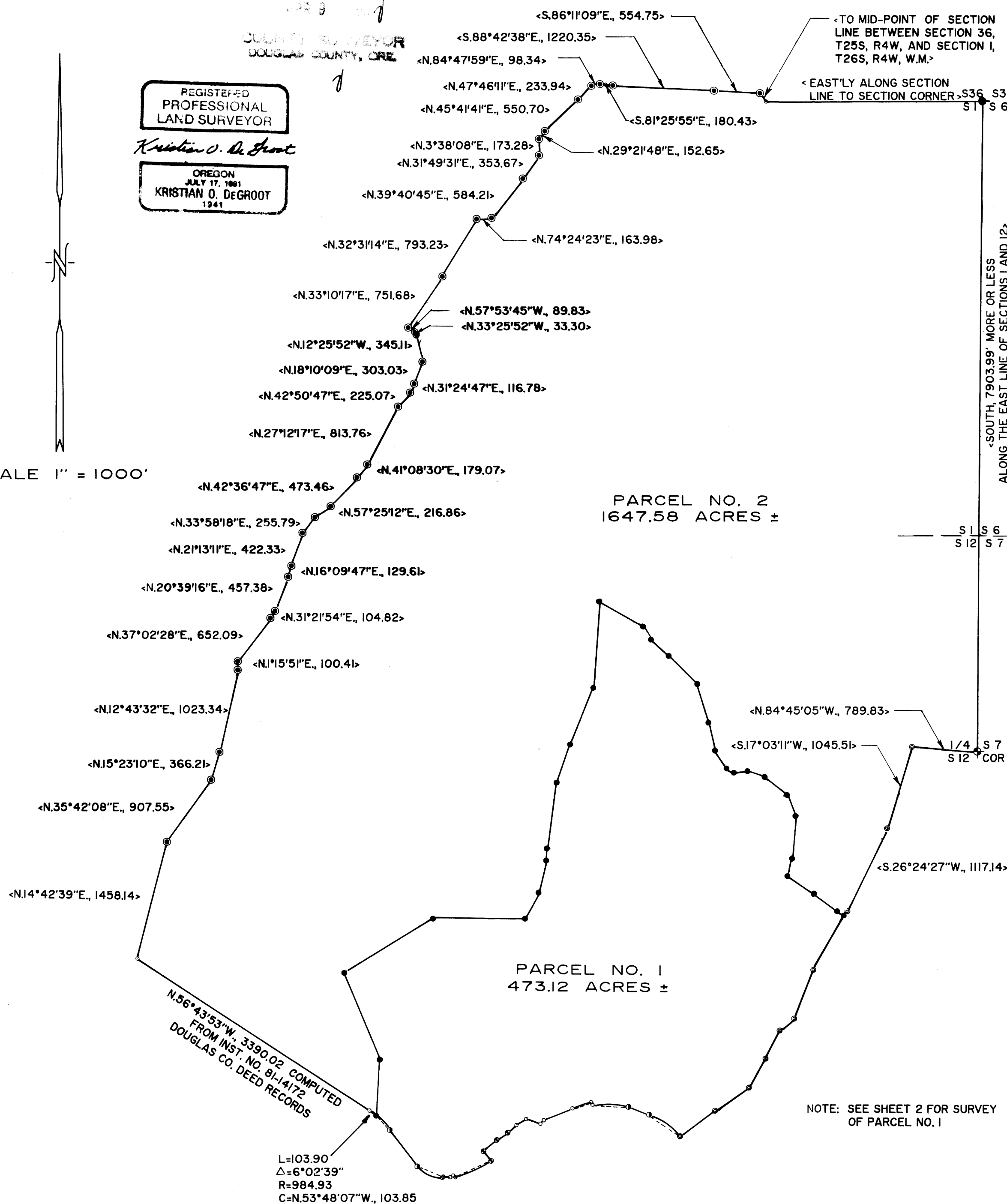
- FOUND 5/8" IRON ROD PER 1956 PLANS, COUNTY ROAD NO. 200
- FOUND 5/8" IRON ROD PER M 43-33
- FOUND 1/2" IRON ROD PER M 51-71
- FOUND BRASS CAP AND BEARING TREES PER DCSO RENEWAL #103
- SET 5/8"x30" IRON ROD W/PLASTIC CAP MK'D.
"BAUGHMAN TECH SERV".
- RECORD 5/8" IRON ROD PER RM 3-28
- RECORD BRASS CAP PER DCSO RENEWAL
- CALCULATED POINT
- [] RECORD PER 1956 ROAD PLANS
- () RECORD PER M 43-33
- RECORD PER M 51-71
- < > RECORD PER INST. NO. 81-14172
- ◆ RECORD USGLO BRASS CAP

COMPREHENSIVE PLAN DESIGNATION: AGG

ZONING: FG
SEWER: SEPTIC
WATER: WELL

WATER RIGHT CERTIFICATE 54397 IS APPURTENANT TO PARCEL NO. 2

SCALE 1" = 1000'



NOTE: SEE SHEET 2 FOR SURVEY OF PARCEL NO. 1

1990 - 0016 A

1990 - 0016 A

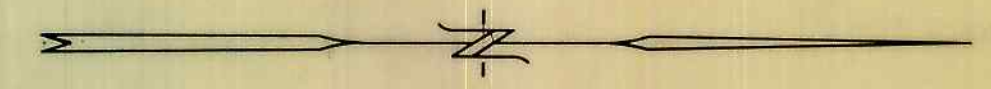
1990 - 0016 B

FILED
APR 9 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NO.	ARC	RADIUS	DELTA	CHORD
A	493.89	666.62	42°26'58"	N.51°07'33"W., 482.67
B	443.10	984.93	25°46'34"	N.85°24'11"W., 439.37
C	263.51	994.93	15°10'29"	S.74°07'17"W., 262.74
D	84.95	1472.40	3°18'21"	S.64°53'25"W., 84.94
E	455.98	1402.40	18°37'45"	S.66°14'08"W., 453.97
F	94.43	369.26	14°39'09"	S.82°45'09"W., 94.18
G	349.76	379.26	52°50'21"	N.63°30'06"W., 337.50
H	235.46	984.93	13°4'51"	N.43°55'52"W., 234.90

NO.	BEARING	DISTANCE	RECORD
1	N.72°29'04"W.	264.75	[S.72°29'50"E., 265.29]
2	N.8°17'28"W.	10.00	
3	S.66°36'43"W.	350.83	[N.66°32'55"E., 351.04]
4	N.68°49'25"W.	156.68	
5	S.63°41'23"W.	129.27	
6	S.47°49'34"W.	168.04	
7	S.58°01'32"W.	143.67	[S.57°56'58"W., 143.89]
8	S.47°00'05"W.	220.88	[S.47°00'26"W., 220.67]
9	S.32°42'35"E.	136.81	5/8" I.R. FALLS N.32°42'35"W., 1.26 [S.32°46'19"E., 135.83]
10	N.14°26'59"W.	10.00	
11	S.75°25'34"W.	64.27	[N.75°32'40"E., 64.18]
12	S.0°04'43"W.	10.00	
13	N.37°04'56"W.	556.11	[N.35°10'50"W., 556.55]

SCALE: 1" = 400'



PARCEL NO. 1
473.12 ACRES ±

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1990 APR -9 PM 2: 20
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Dea L. Woodhall*
DEPUTY
FEE *JP*

AFFIDAVIT OF CORRECTION
RECORDED G. CLERK 9/5/90 BK. 1111
PG. 774

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1891
KRISTIAN O. DEGROOT
1944

90-04538

SHEET 2 OF 2

1990 - 0016 B

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INST. NO. 81-14172 INTO 2 PARCELS AS SHOWN ON THE FACE OF THE MAP. THE WEST, NORTH AND EAST BOUNDARY OF PARCEL NO. 2 IS SHOWN AS PER THE RECORD OF M 51-71, RM 3-28 AND INST. NO. 81-14172 AND WAS NOT SURVEYED. THE BOUNDARY OF PARCEL NO. 1 WAS SURVEYED AND MONUMENTED. THE SOUTH HALF OF THE EAST LINE WAS FOUND PER M 51-71. MONUMENTS FOUND PER THE 1956 ROAD PLANS ALONG WITH DEEDS RECORDED IN VOL. 259, PAGE 594 AND VOL. 275, PAGE 609 WERE USED TO LOCATE THE RIGHT OF WAY OF COUNTY ROAD NO. 200. IRON RODS WERE SET IN EXISTING FENCE LINES ALONG THE NORTHEASTERLY AND NORTHWESTERLY BOUNDARY OF PARCEL NO. 1. THIS SURVEY WAS PERFORMED BY K. DEGROOT AND L. FANNING USING A NIKON NTD-4 WITH COMPUTATIONS BY G. BAUGHMAN AND K. DEGROOT AND DRAFTING BY K. DEGROOT AND L. FANNING.

GEODETIC CONTROL MONUMENT NU-24
FOUND BRASS DISC SET IN CONCRETE

