

1990 - 0052

MAJOR LAND PARTITION

LOCATED IN NW 1/4 SECTION 19, T.26S., R.3W., W.M.
NE 1/4 SECTION 24, T.26S., R.4W., W.M.
AUGUST, 1990 SCALE 1" = 100'

FILED *p*

SURVEYED FOR:

DONALD R. ZIMMERMANN
3608 WILD RIVER DRIVE
ROSEBURG, OR 97470

SURVEYED BY:

BAUGHMAN TECHNICAL SERVICE INC.
433 S.E. MAIN ST.
ROSEBURG, OR 97470

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	40° 16' 37"	85.52'	60.11'	31.36'	58.88'	S 45° 35' 59"E
C 2	52° 15' 43"	39.79'	36.29'	19.52'	35.05'	S 51° 35' 32"E
C 3	55° 15' 27"	114.59'	110.52'	59.98'	106.28'	S 50° 05' 39"E
C 4	29° 15' 28"	119.37'	60.95'	31.16'	60.29'	S 37° 05' 38"E

LINE	BEARING	DISTANCE
L 1	S 85° 12' 10"E	59.97'
L 2	S 04° 44' 05"W	88.21'
L 3	S 54° 33' 40"E	85.63'
L 7	N 54° 33' 40"W	100.00'
L 8	N 00° 18' 57"E	41.37'
L 9	N 00° 18' 57"E	31.99'
L 10	S 54° 33' 40"E	110.32'
L 11	S 89° 49' 19"E	103.74'
L 17	S 65° 44' 17"E	29.32'
L 18	S 25° 27' 40"E	90.72'
L 19	S 77° 43' 23"E	45.29'
L 20	S 22° 27' 56"E	21.25'
L 21	S 51° 43' 28"E	6.01'

DEDICATION

KNOW ALL THESE PEOPLE BY THESE PRESENTS THAT DONALD R. ZIMMERMANN AND DORIS E. ZIMMERMANN ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND DOES HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Donald R. Zimmermann *Doris E. Zimmermann*
DONALD R. ZIMMERMANN DORIS E. ZIMMERMANN

LEGEND

- = SET 5/8" X 30" I.R. W/PL. CAP MK'D. BAUGHMAN TECH SERV
- ⊙ = FD. AS NOTED OR AS PER M105-4
- = FD. 5/8" I.R. W/AL. CAP MK'D. DOUGLAS COUNTY ROAD R/W
- ⊕ = POINT CALCULATED NOT SET

ACKNOWLEDGEMENT

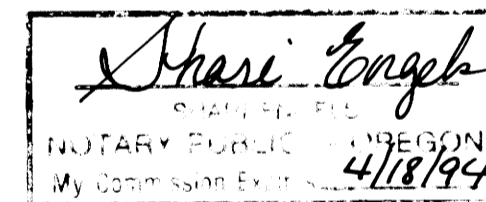
STATE OF OREGON }
COUNTY OF DOUGLAS } SS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF September 1990, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD R. ZIMMERMANN AND DORIS E. ZIMMERMANN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES _____ 19 ____

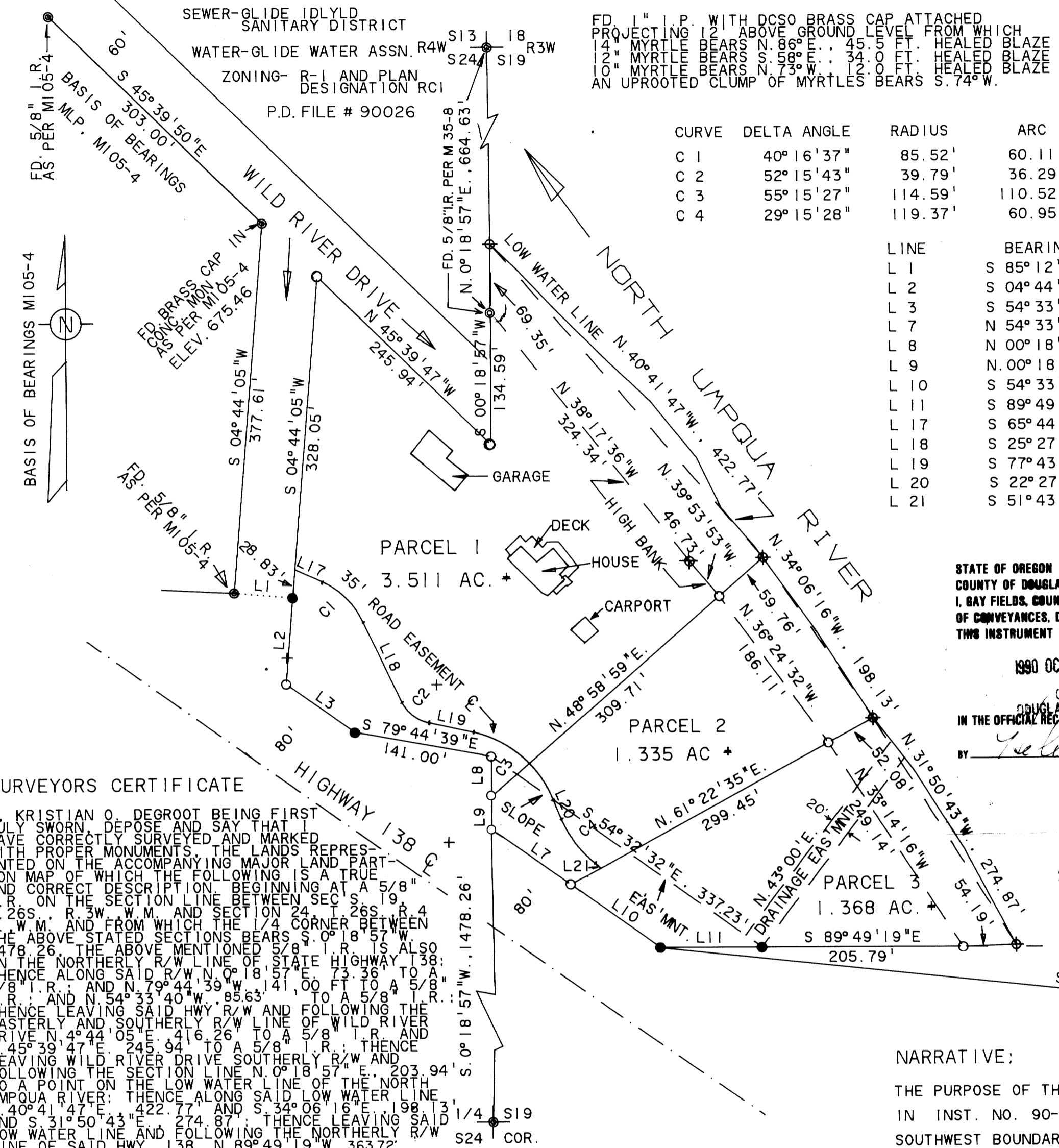


NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 90-13157 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTH AND SOUTHWEST BOUNDARIES WERE ESTABLISHED ON THE NORTHERLY R/W LINE OF STATE HIGHWAY NO 138 AS CONTROLLED BY R/W MONUMENTS FOUND AND BY THE WEST LINE OF SECTION 19. THE WESTERLY BOUNDARY WAS ESTABLISHED ON THE EASTERLY R/W LINE OF WILD RIVER DRIVE AS CONTROLLED BY R/W MONUMENTS FOUND AND MONUMENTS AS PER M105-4. THAT PORTION OF WILD RIVER DRIVE LYING IN SECTION 19 WAS VACATED IN BOOK 1085 PAGE 538 OF THE RECORDS OF DOUGLAS COUNTY. THE SOUTHERLY AND EASTERLY R/W LINES OF WILD RIVER DRIVE WAS ESTABLISHED AT THE INTERSECTION OF THE EAST LINE OF SECTION 19 WITH AN EXTENSION OF THE SOUTHERLY LINE OF WILD RIVER DRIVE PER M105-4. THE NORTHWEST BOUNDARY WAS THEN ESTABLISHED ON THE SURVEYED LOW WATER LINE OF THE NORTH UMPQUA RIVER. THIS SURVEY WAS PERFORMED BY K. DEGROOT AND M. REPOSA USING A WILD T-1 AND TOPCON EDM. COMPUTATIONS AND DRAFTING WERE PERFORMED BY G. BAUGHMAN

UTILITIES AND ZONE
SEWER-GLIDE IDLYLD
SANITARY DISTRICT
WATER-GLIDE WATER ASSN. R4W
ZONING- R-1 AND PLAN
DESIGNATION RCI
P.D. FILE # 90026

FD. 1" I.P. WITH DCSO BRASS CAP ATTACHED
PROJECTING 12" ABOVE GROUND LEVEL FROM WHICH
14" MYRTLE BEARS N. 86° E.: 45.5 FT. HEALED BLAZE
12" MYRTLE BEARS S. 59° W.: 34.0 FT. HEALED BLAZE
10" MYRTLE BEARS N. 73° W.: 12.0 FT. HEALED BLAZE
AN UPROOTED CLUMP OF MYRTLES BEARS S. 74° W.



SURVEYORS CERTIFICATE

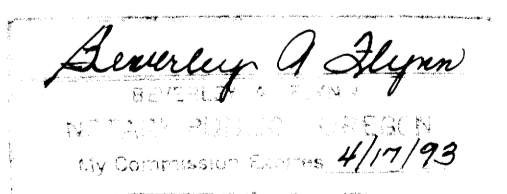
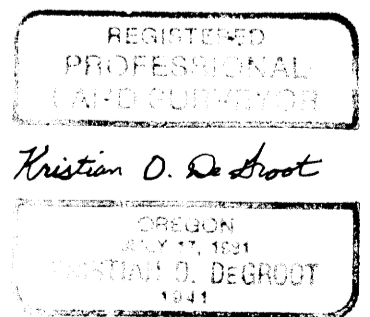
I, KRISTIAN O. DEGROOT BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ACCOMPANYING MAJOR LAND PARTITION MAP OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION BEGINNING AT A 5/8" I.R. ON THE SECTION LINE BETWEEN SEC 24, T.26S., R.3W., W.M. AND SECTION 24, T.26S., R.4W., W.M. FROM WHICH THE 1/4 CORNER BETWEEN THE ABOVE STATED SECTIONS BEARS S. 0° 18' 57" W. 478.26'. THENCE ALONG SAID R/W LINE OF STATE HIGHWAY 138: THENCE ALONG SAID R/W N. 0° 18' 57" E. 73.38' TO A 5/8" I.R.; AND N. 79° 44' 39" W. 141.00 FT. TO A 5/8" I.R.; AND N. 54° 33' 40" W. 85.63' TO A 5/8" I.R.; THENCE LEAVING SAID HWY R/W AND FOLLOWING THE EASTERLY AND SOUTHERLY R/W LINE OF WILD RIVER DRIVE N. 04° 44' 05" E. 416.26' TO A 5/8" I.R. AND S. 45° 39' 47" E. 245.94' TO A 5/8" I.R.; THENCE LEAVING WILD RIVER DRIVE SOUTHERLY R/W AND FOLLOWING THE SECTION LINE N. 0° 18' 57" E. 203.94' TO A POINT ON THE LOW WATER LINE OF THE NORTH UMPQUA RIVER; THENCE ALONG SAID LOW WATER LINE S. 40° 41' 47" E. 422.77' AND S. 34° 06' 16" E. 198.13' AND S. 31° 50' 43" W. 274.87'; THENCE LEAVING SAID LINE OF SAID HWY 138, N. 89° 49' 19" W. 363.72' TO A 5/8" I.R.; THENCE N. 54° 33' 40" W. 210.32' TO THE POINT OF BEGINNING.

Kristian O. Degroot
KRISTIAN O. DEGROOT
REGISTERED PROFESSIONAL LAND SURVEYOR
SUSCRIBED AND SWORN TO BEFORE ME THIS
4th DAY OF September 1990

APPROVALS:
Keith L. Cubic 9/17/90
PLANNING DIRECTOR DATE

Fanny E. Manna DEPUTY
COUNTY SURVEYOR DATE

FILED THIS 5th DAY OF Sept 1990
COUNTY CLERK



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