

1990-0661

FILED
19 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

MAJOR LAND PARTITION

LOCATED IN THE NE 1/4 OF SECTION 24, T.26S., R.4W., W.M.

SEPTEMBER 1990

SCALE 1" = 60'

LEGEND:

- = SET 5/8" X 30' I.R. W/PL CAP MK'D. BAUGHMAN TECH SERV
- = FD. 1/2" I.R. AS PER M100-72A
- ⊙ = FD. 5/8" I.R. AS PER "PINE VIEW ESTATES"
- () = RECORD AS PER M100-72

SURVEYED FOR:
A. J. AND MAYMIE UPDEGRAVE
140 UPPER LOOP RD.
ROSEBURG, OR 97470

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

DEDICATION

KNOW ALL THESE PEOPLE BY THESE PRESENTS THAT A. J. AND MAYMIE UPDEGRAVE ARE THE OWNERS OF THE LANDS 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.

A. J. UPDEGRAVE

MAYMIE UPDEGRAVE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS DAY OF 1990 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED A. J. UPDEGRAVE AND MAYMIE UPDEGRAVE, 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 HEREIN.

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

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 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. BEGINNING AT A 1/2" I.R. FROM WHICH THE N.E. SEC. COR. OF SEC. 24, T.26S., R.4W., W.M. BEARS N.43°36'45"E., 1593.63 FT.; THENCE N.54°33'42"W., 339.76 FT. TO A 1/2" I.R.; THENCE S.35°28'56"W., 30.00 FT. TO A 5/8" I.R.; THENCE N.11°09'17"W., 143.53 FT. TO A 1/2" I.R.; THENCE N.35°28'56"E., 368.23 FT. TO A 1/2" I.R. ON THE SOUTHERLY R/W LINE OF STATE HIGHWAY NO. 138; THENCE ALONG SAID HIGHWAY THE FOLLOWING COURSES S.54°32'50"E., 277.59 FT. TO A 1/2" I.R.; THENCE S.23°37'15"W., 10.22 FT. TO A 1/2" I.R.; THENCE S.54°32'50"E., 164.56 FT. TO A 1/2" I.R.; THENCE LEAVING SAID R/W S.35°30'W., 426.75 FT. TO THE POINT OF BEGINNING. THIS PROPERTY IS SITUATED IN THE N.E. QUARTER OF SEC. 24, T.26S., R.4W., W.M. AND CONTAINS 4.37 ACRES MORE OR LESS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF SEPTEMBER 1990
KRISTIAN O. DEGROOT
REGISTERED PROFESSIONAL LAND SURVEYOR



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 OCT 19 PM 1:38

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

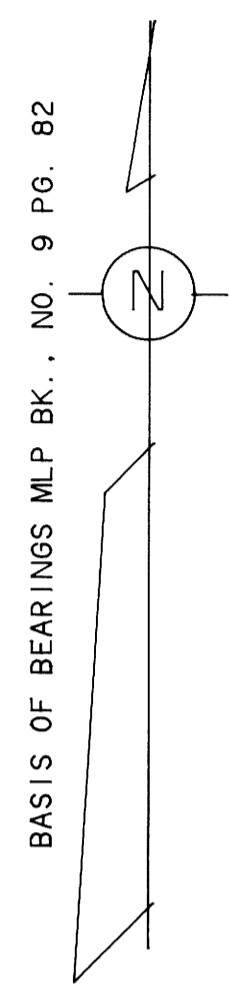
BY Kristian O. Degroot
DEPUTY

FEE \$22

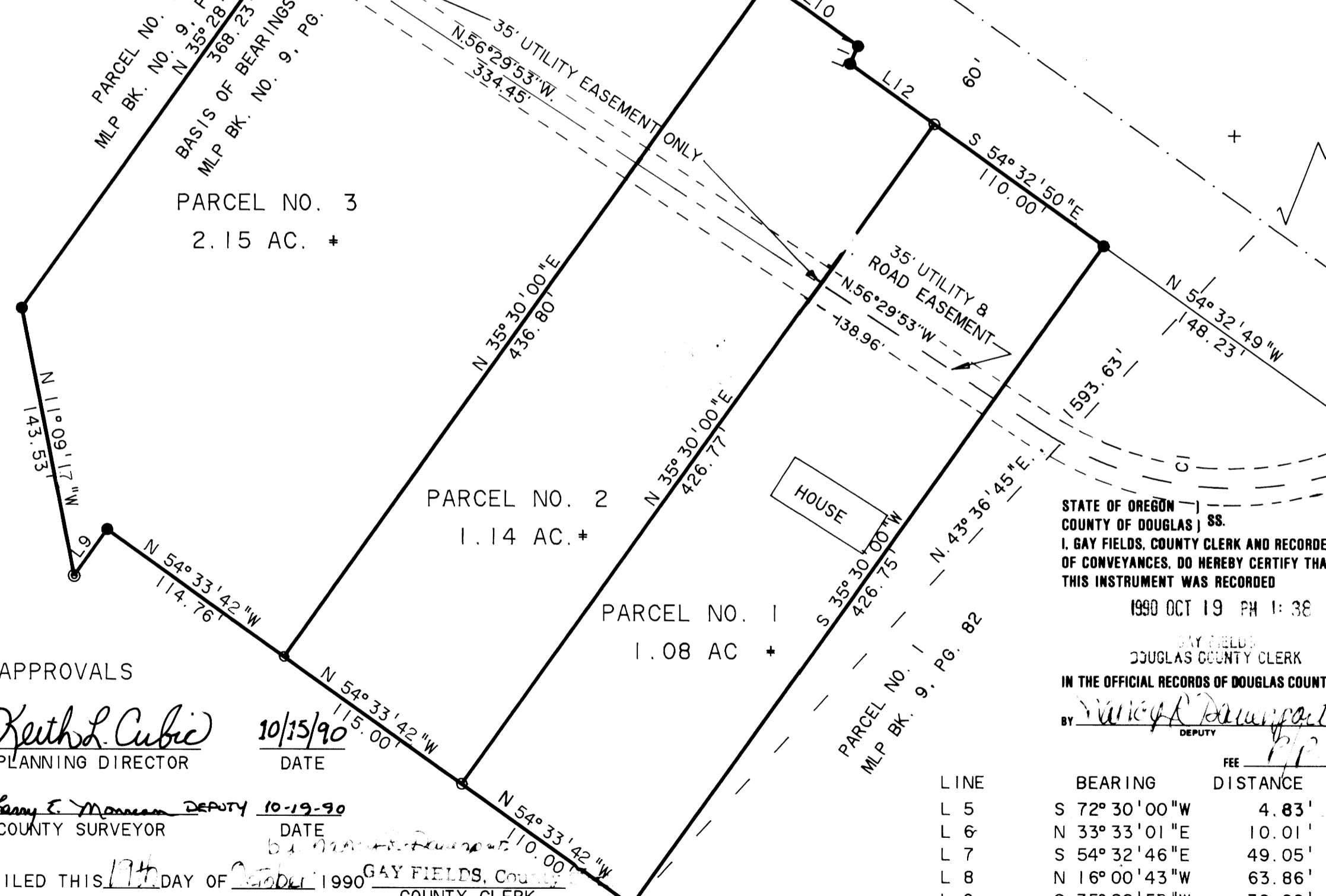
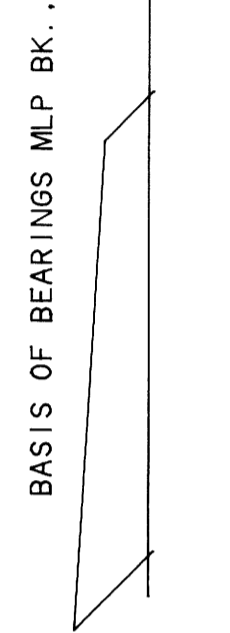
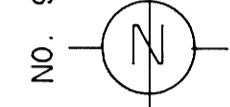
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL NO. 2 OF MLP AS RECORDED IN BK. 9 PG. 82 INTO 3 PARCELS. WE FOUND ALL OF THE PERIMETER I.R. IN GOOD CONDITION AND USED THEM FOR THE CONTROL. THIS SURVEY WAS PERFORMED BY K. DEGROOT AND M. REPOSA USING A WILD T1 THEODOLITE AND TOPCON EDM. DRAFTING AND CALCULATIONS WAS PERFORMED BY G. BAUGHMAN.

LINE	BEARING	DISTANCE
L 5	S 72° 30' 00"W	4.83'
L 6	N 33° 33' 01"E	10.01'
L 7	S 54° 32' 46"E	49.05'
L 8	N 16° 00' 43"W	63.86'
L 9	S 35° 28' 56"W	30.00'
L 10	S 54° 32' 50"E	58.34'
L 11	S 23° 37' 15"W	10.22'
L 12	S 54° 32' 50"E	54.56'



BASIS OF BEARINGS MLP BK. NO. 9 PG. 82



APPROVALS

Keith L. Cubic
PLANNING DIRECTOR

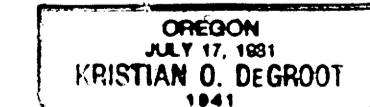
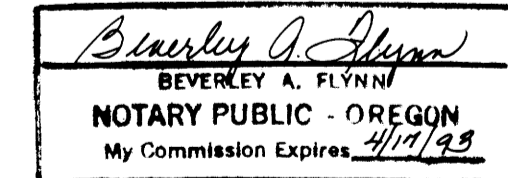
10/15/90
DATE

Jerry E. Monahan DEPUTY
COUNTY SURVEYOR

10-19-90
DATE

FILED THIS 17th DAY OF October 1990
GAY FIELDS, COUNTY CLERK

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	51° 00' 13"	185.24'	164.90'	88.36'	159.51'	N 81° 59' 53"W



1990-0059