

1990 - 0071

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	24° 36' 16"	130.00'	55.83'	28.35'	55.40'	N 88° 22' 19"W
C 2	39° 53' 00"	183.25'	127.56'	66.49'	125.00'	N 50° 35' 41"E
C 3	37° 09' 26"	183.25'	118.84'	61.59'	116.77'	S 12° 04' 27"W

MINOR LAND PARTITION
LOCATED IN THE NE 1/4 OF SEC. 10 & SW & NW 1/4 OF SEC 11
AND THE SW & SE 1/4 OF SEC 2
T. 27S., R. 6 W., W.M.

FILED
1990 NOV 27
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

LEGEND:

- = SET 5/8" X 30" I.R. W/PL CAP MK'D. BAUGHMAN TECH SERV
- = FD. 3/4" I.P. AS PER M59-59
- = FD. 5/8" I.R. AS PER 1ST ADDN. TO WAREWOOD VLLY.
- ⊕ = PT. CALCULATED NOT SET
- () = RECORD CALLS

ZONING AND UTILITIES:

SEWER - ROSEBURG URBAN SANITARY AUTHORITY
WATER - CITY OF ROSEBURG
ZONING - R-1-7.5
COMPREHENSIVE PLAN - LDR & FF
PLANNING FILE NO. 90-9
NO WATER RIGHTS OF RECORD

LINE	BEARING	DISTANCE
L 1	S 11° 49' 36"W	67.00'
L 2	N 75° 59' 26"W	71.26'
L 3	N 76° 04' 11"W	32.96'
L 4	S 13° 55' 49"W	10.00'
L 5	N 68° 42' 32"E	47.92'
L 6	N 54° 38' 55"E	63.85'
L 7	N 71° 42' 46"E	61.95'
L 8	N 70° 32' 11"E	59.54'
L 9	S 75° 59' 26"E	47.39'
L 10	S 76° 04' 11"E	37.18'
L 11	S 13° 55' 49"W	10.00'
L 12	S 72° 41' 42"E	22.27'
L 13	S 24° 05' 28"E	22.57'
L 14	N 24° 05' 28"W	45.15'
L 15	N 11° 06' 10"W	9.78'

APPROVALS:

CITY OF ROSEBURG:
John F. Stute 4/26/90
COMMUNITY DEVELOPMENT DIRECTOR DATE
Ann K. Boyd 11/26/90
PUBLIC WORKS DIRECTOR DATE
Jerry E. Thomas 11-26-90
DOUGLAS COUNTY SURVEYOR DATE

THIS POINT SET TO DELINEATE THE SOUTHERLY BOUNDARY OF A MORTGAGE DESCRIPTION
N 63° 21' 25"W 179.20'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO SMALL PARCELS OUT OF A LARGER PARCEL CONTAINING 180 ACRES + WE FOUND MONUMENTS ON THE TANK SITE PROPERTY, M56-75C AND THE EXTERIOR OF WAREWOOD VALLEY FIRST ADDN. WHICH WE USE AS CONTROL FOR BASIS OF BEARINGS AND DESCRIPTION BASIS I.E: LOT 17 AND ALSO TO CONTROL THE R/W LINE ON KLINE ST. THIS SURVEY WAS PERFORMED BY L. FANNING AND S. WESCOTT USING A TMIA LIETZ THEODOLITED AND AUTORANGER EDM. COMPUTATIONS AND DRAFTING WAS PERFORMED BY G. BAUGHMAN.

FILED THIS 16th DAY OF NOVEMBER 1990
COUNTY CLERK

SEPTEMBER, 1990

SURVEYED FOR:
RDJ INC.
2631 KLINE ST.
ROSEBURG, OR 97470

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

SCALE 1" = 60'

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RDJ, INC. BY AND THROUGH ITS PRESIDENT AND SECRETARY ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS ANNEXED MAP AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND MAPPED. AND DOES HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOREVER.

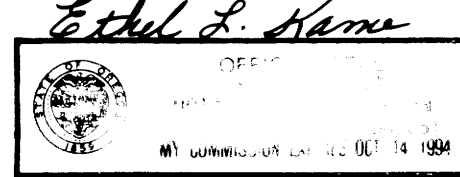
RDJ, INC.

John R. Atkinson *Donna M. Atkinson*
JOHN R. ATKINSON, PRES. DONNA M. ATKINSON, SEC.

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

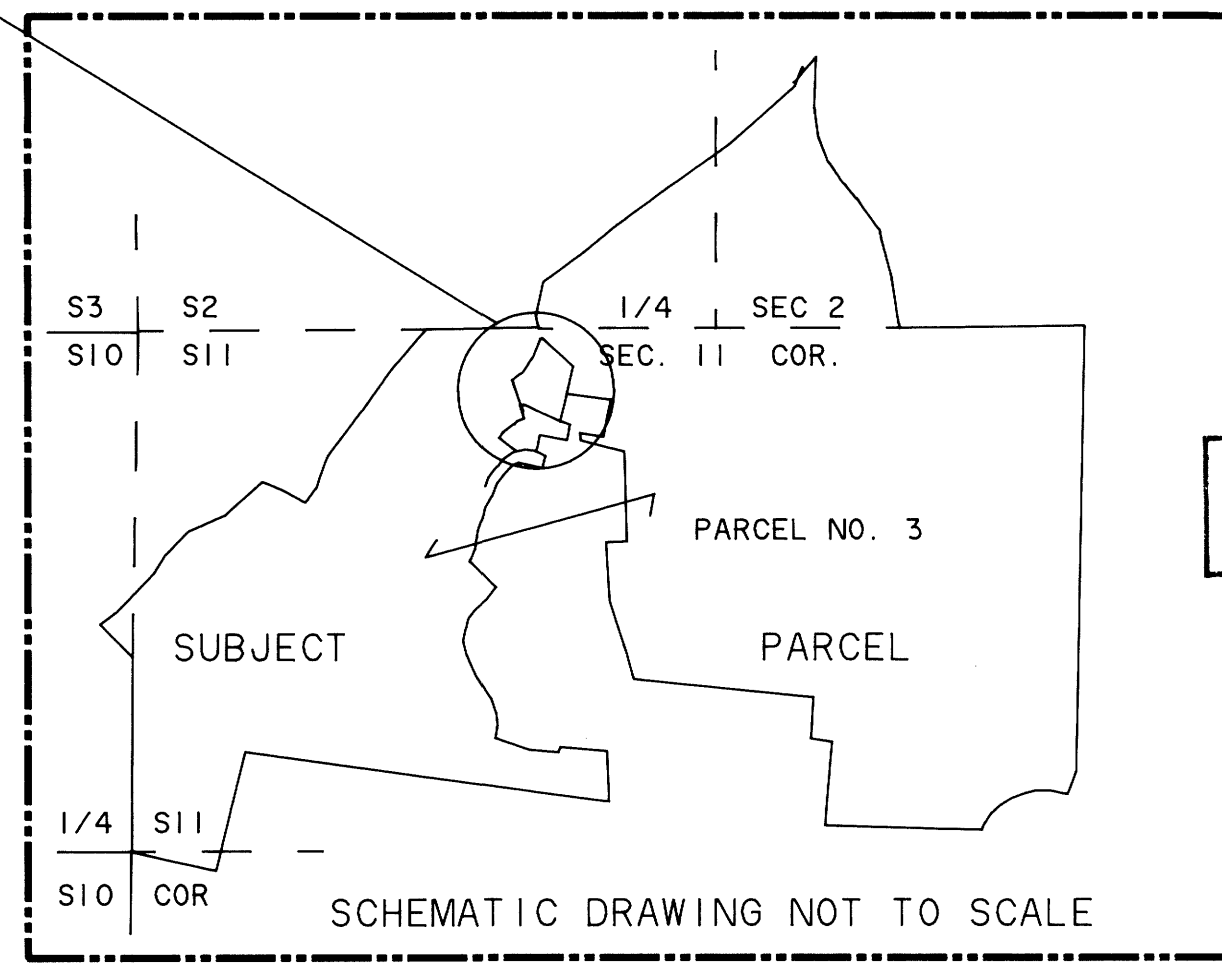
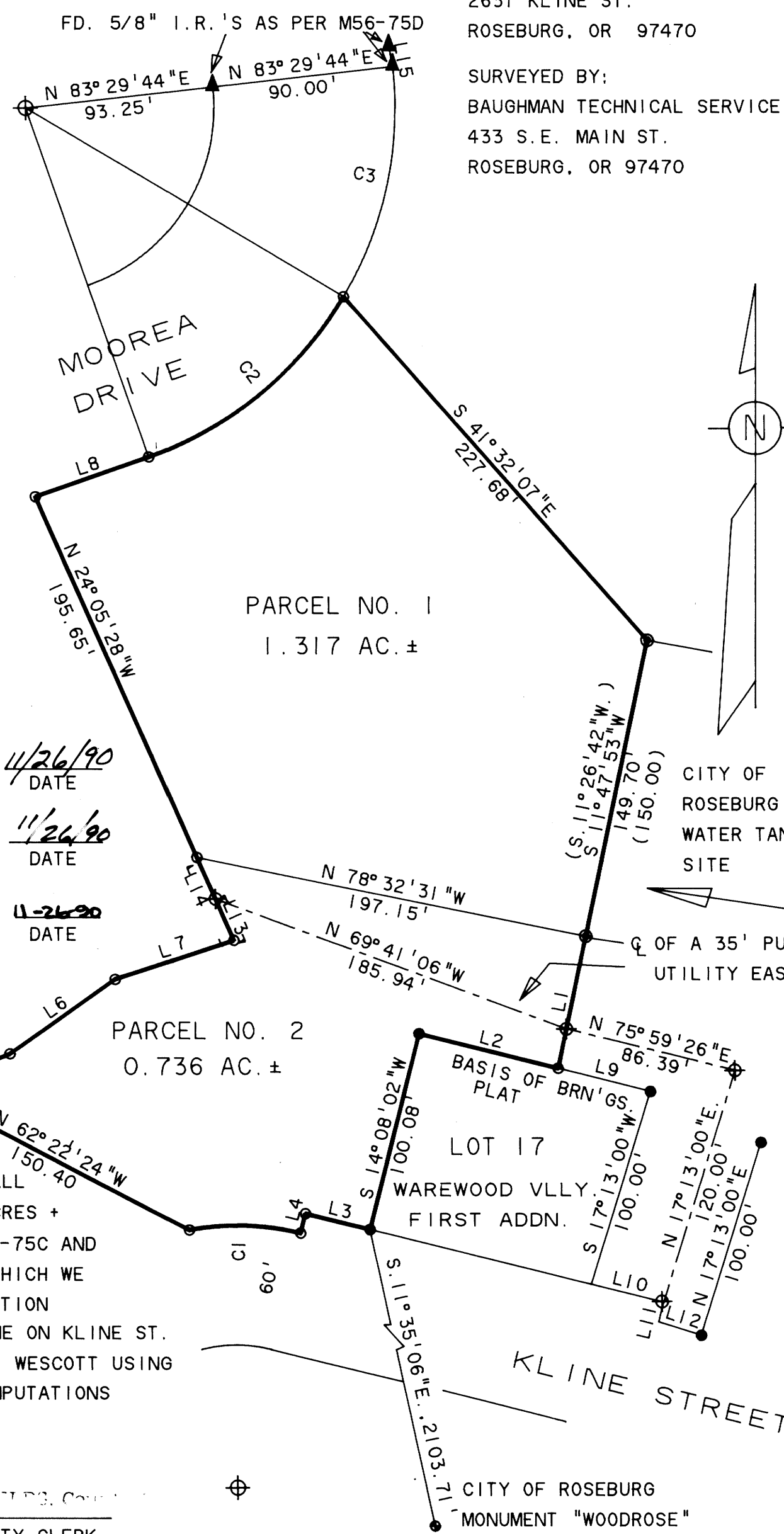
ON THE 20th DAY OF NOVEMBER, 1990, BEFORE ME APPEARED JOHN R. ATKINSON AND DONNA M. ATKINSON AS OFFICERS OF RDJ, INC. TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, AND SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN. SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF NOVEMBER, 1990



SURVEYOR'S CERTIFICATE:

I GLENN S. BAUGHMAN BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE SURVEYED AND MAPPED PARCELS 1 AND 2 AND HAVE SET PROPER MONUMENTS THEREON, THE REMAINDER OF THE PROPERTY I.E: PARCEL 3 IS GREATER THAN 10 ACRES AND DOES NOT NEED SURVEYED OR DESCRIBED AND I DISCLAIM ANY RESPONSIBILITY FOR ITS ACCURACY. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE ENTIRE PARCEL INST. NO. 88-3913 LESS ALL PARTS SOLD AS OF THIS DATE.

Glenn S. Baughman
GLENN S. BAUGHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF NOVEMBER 1990



REGISTERED PROFESSIONAL LAND SURVEYOR
Glenn S. Baughman
OREGON
GLENN S. BAUGHMAN
536

OFFICIAL SEAL
NOTARY PUBLIC
ETHEL S. HAMER
MY COMMISSION EXPIRES OCT 14 1994
Ethel S. Hamer

1990 - 0071