

0800 - 0080  
1990 - 0661

MINOR LAND PARTITION

LOCATED IN THE NE 1/4 SEC. 5, T. 30S., R. 5W., W.M.

SEPTEMBER 1990

SCALE 1" = 100'

ZONING AND UTILITIES:

SEWER - TRI-CITY SANITARY DIST.  
WATER - TRI-CITY WATER DIST.  
ZONING - R-1  
COMPREHENSIVE PLAN - RMD  
PLANNING FILE NO. - 90-035  
NO WATER RIGHTS OF RECORD

SURVEYED FOR:  
KBS INVESTMENTS INC.  
P.O. BOX 1850  
MYRTLE CREEK, OR 97457

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

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 DEC 19 AM 9:23

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Debra Kaye  
DEPUTY  
FEE PP

FILED h

DOUGLAS COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DEDICATION: S-18559

KNOW ALL PEOPLE BY THESE PRESENTS THAT KBS INVESTMENTS INC. BY AND THROUGH ITS PRESIDENT AND VICE PRESIDENT ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS ANNEXED MAP AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND MAPPED.

KBS INVESTMENTS INC.

Lloyd W. Shields LLOYD W. SHIELDS, PRES.  
Allan H. Kusler ALLAN H. KUSLER V. PRES.

APPROVALS

Keith D. Cubic 12/6/90

PLANNING DIRECTOR DATE

Francis L. Ingram 12-17-90

COUNTY SURVEYOR DATE

GAY FIELDS, County Clerk

FILED THIS 19<sup>th</sup> DAY OF Dec 1990 Debra Kaye, Deputy  
COUNTY CLERK

ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF September 1990, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LLOYD W. SHIELDS AND ALLAN H. KUSLER 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.

Patricia M. Twitchell  
PATRICIA M. TWITCHELL  
NOTARY PUBLIC - OREGON  
My Commission Expires 7-18-94

SURVEYORS CERTIFICATE:

I, GLENN S. BAUGHMAN BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ACCOMPANYING MINOR LAND PARTITION MAP OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: BEGINNING AT A 2" I.P. FROM WHICH THE 1/4 CORNER BETWEEN SEC'S. 4 & 5, T. 30S., R. 5W., W.M. BEARS S. 49° 37' 00" E. 599.01'; THENCE S. 62° 37' W. 129.60' TO A 5/8" I.R.; THENCE S. 61° 48' 42" W., 248.26' TO A 5/8" I.R. THENCE N. 29° 55' 53" W., 130.07' TO A 5/8" I.R.; THENCE S. 61° 45' 39" W. 100.00' TO A 5/8" I.R.; THENCE N. 56° 32' 15" W., 437.59' TO A 5/8" I.R.; THENCE N. 33° 37' 46" E. 395.96' TO A 5/8" I.R.; THENCE S. 54° 00' 25" E., 782.00' TO THE POINT OF BEGINNING.

Glenn S. Baughman  
GLENN S. BAUGHMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
24<sup>th</sup> DAY OF SEPTEMBER 1990

REGISTERED PROFESSIONAL LAND SURVEYOR

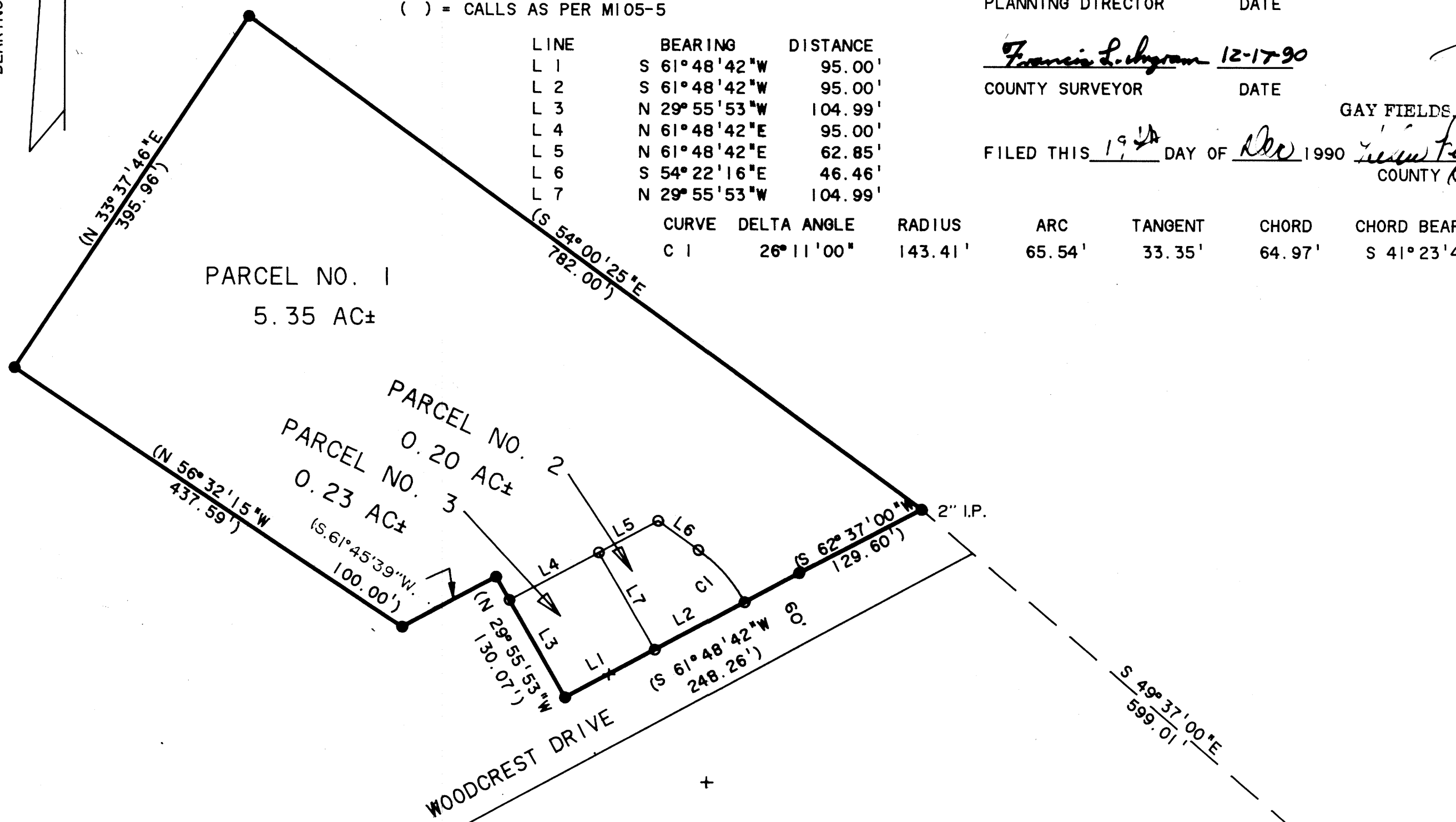
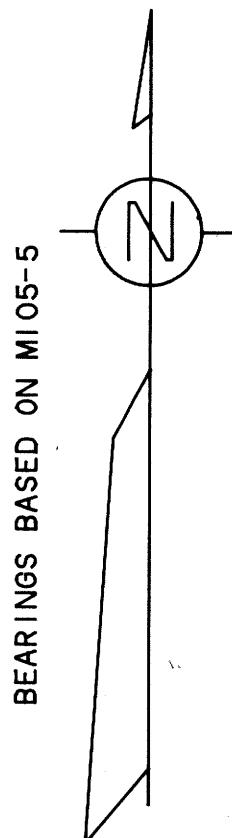
Glenn S. Baughman  
OREGON  
JULY 12, 1981  
GLENN S. BAUGHMAN  
536

Beverly A. Flynn  
BEVERLY A. FLYNN  
NOTARY PUBLIC - OREGON  
My Commission Expires 4/17/93

LEGEND:

- = SET 5/8" X 30" I.R. W/ PL/CAP MK'D. BAUGHMAN TECH SERV
- = FD. MONUMENT AS PER M105-5
- ( ) = CALLS AS PER M105-5

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	S 61° 48' 42" W	95.00'							
L 2	S 61° 48' 42" W	95.00'							
L 3	N 29° 55' 53" W	104.99'							
L 4	N 61° 48' 42" E	95.00'							
L 5	N 61° 48' 42" E	62.85'							
L 6	S 54° 22' 16" E	46.46'							
L 7	N 29° 55' 53" W	104.99'							
C 1				26° 11' 00"	143.41'	65.54'	33.35'	64.97'	S 41° 23' 44" E



FD. COR AND ACCESSORIES AS SHOWN ON MAP M100-77A

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INTO THREE PARCELS. PARCEL NO. 1 OF THAT MINOR LAND PARTITION CONTAINED IN AND SHOWN ON M105-5 OF THE DOUGLAS COUNTY SURVEYORS RECORDS. WE FOUND ALL THE MONUMENTS ON THE EXTERIOR IN PLACE AND IN GOOD CONDITION AND USED THEM FOR OUR CONTROL. THE SURVEY WAS PERFORMED BY L. FANNING AND S. WESTCOTT USING A TMIA LIETZ THEODOLITE AND AUTORANGER III EDM. THE COMPUTATIONS AND DRAFTING WAS PERFORMED BY G. BAUGHMAN.

1990 - 0661