COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
JAN 25 1991 @P
COUNTY SURVEYOR
DOUGLAS COUNTY OREGON

9000 - 1691

MAJOR LAND PARTITION

LOCATED IN THE N 1/2 OF SEC. 27, T.26S.,R.6W.,W.M.

JANUARY, 1991

SCALE 1" = 100'

SURVEYED FOR:
WILLIAM LONGHURST
3950 DEL RIO RD.
ROSEBURG, OR 97470

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

NOTE:
PARCELS 1, 2 AND PART OF PARCEL 3 IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN INST. NO.91-831 DOUGLAS COUNTY RECORDER OFFICE

DCSO MONUMENT NU4 BRASS DISK SET IN 8" TILE ELEV. 477.94

N. 62° 08' 47"W., 450.74'

DEL RIO RD

BASIS OF BEARINGS M67-70

N 72° 04' 32"W 452.49'

S 72° 04' 32"E 298.00'

PROPOSED APPLE TREE LANE

S. 72° 04' 32"E. 124.46'

S. 72° 04' 32"E 227.40'

(524.62')

N 40° 10' 28"E. 179.16'

30'

10'

60'

C1 C2 C3 C4 C5

52.33'

N. 21° 15' 05"E 345.53'

FD. 5/8" I.R.

L2

CHISELED "V" ON EDGE OF CONC. FOOTING

L1

N. 33° 24' 40"E. 3931.94'

28 | 27
33 | 34

MH

SHOP

EQT SHED

BARN

HOUSE

PARCEL NO. 1
2.41 AC. ±

L4

N 54° 32' 12"W 135.00'

N 35° 27' 48"E 221.41'

S 65° 19' 32"E 362.64'

L3

S 54° 32' 12"E 150.00'

N 31° 35' 15"E 221.92'

PARCEL NO. 3
13.54 AC. ±

FD. DCSO BRASS CAP ON 1" I.P. ALL ACCESSORIES AS PER RENEWAL NO. 188 IN PLACE

EFFLUENT LINE EASEMENT

℄ OF A 60' PRIVATE RD. EASM'NT

S 40° 10' 28"W., 552.93'

PARCEL NO. 2
7.14 AC. ±

S. 54° 22' 20"E., 51.51'

S. 54° 22' 20"E., 70.0'

L5

LEACH FIELD AREA

S. 32° 32' 13"W. 110'

N. 32° 32' 13"E. 110'

N 68° 00' 00"W 265.24'

S 35° 27' 48"W 783.09'

S 35° 27' 48"W 561.68'

(S. 47° 38' 08"E. N. 47° 38' 13"W., 791.76')

791.49'

S 47° 38' 13"E 205.00'

S 35° 27' 48"W 241.46'

L6

S 54° 32' 12"E 155.00'

N 34° 16' 37"E 241.51'

N 54° 32' 12"W 150.00'

NORTH UMPQUA RIVER

℄

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM M. LONGHURST _____ IS THE OWNER 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.

William M Longhurst
WILLLIAM M. LONGHURST

ACKNOWLEGEMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

Ethel L. Kame

OFFICIAL SEAL
ETHEL L. KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 002261
MY COMMISSION EXPIRES OCT 14 1994

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF January 1991, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM M. LONGHURST _____, TO ME KNOWN TO BE THE PERSON 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.

SURVEYOR'S 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 LAND PARTITION MAP OF WHICH THE FOLLOWING IS TRUE AND CORRECT DESCRIPTION: BEGINNING AT A 1/2" I.R. FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 & 34, T.26S., R.6W.,W.M. BEARS S.,33° 24'40"W., 3931.94 FT.; THENCE N.20° 53'03"E., 104.51 FT. TO A MARK IN A CONCRETE FOOTING; THENCE N.21° 51'E.331 53.00 FT. TO A 5/8" I.R.; THENCE N.21° 15'05"E., 345.53 FT. TO A 1/2" I.R. ON THE S'THLY. R/W LINE OF DEL RIO COUNTY RD.; THENCE ALONG THE ARC OF 1175.92 FT. RADIUS CURVE LEFT THE LONG CHORD OF WHICH BEARS S.78° 09'29"E., 399.39 FT. TO A 5/8" I.R.; THENCE S.72° 04'32"E., 834.06 FT. TO A POINT ON THE LOW BANK OF THE NORTH UMPQUA RIVER; THENCE S.54° 32'12"E., 135.00 FT. TO THE CENTER OF THE RIVER; THENCE ALONG THE CENTER OF THE RIVER S.31° 35'15"W., 221.92 FT., S.35° 27'48"W., 561.68 FT., & S.34° 16'37"W., 241.51 FT. TO A POINT; THENCE LEAVING THE CENTER OF THE RIVER N.54° 32'12"W., 155.00 FT. TO A POINT ON THE LOW BANK OF THE RIVER; THENCE N.47° 38'13"W., 1045.17 FT. TO THE POINT OF BEGINNING:

Glenn S. Baughman
GLENN S. BAUGHMAN
REG. PROFESSIONAL LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF January 1991

Ethel L. Kame

OFFICIAL SEAL
ETHEL L. KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 002261
MY COMMISSION EXPIRES OCT. 14, 1994

UTILITIES AND ZONING:

SEWER - SUB-SURFACE
WATER - UMPQUA BASIN WATER ASSN.
ZONE - RR COMP PLAN RC-2
WATER RIGHTS - PERMITS NO'S. 50964 & G10993
PLANNING FILE NO. 90-272

APPROVALS:

Keith L. Cubic 1/23/91
PLANNING DIRECTOR DATE

Larry E. Monroe 1-25-91
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 28th DAY OF Jan 1991

GAY FIELDS, County Clerk
COUNTY CLERK
By Rea L. Weckerl Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
Glenn S. Baughman
OREGON
JULY 14, 1981
GLENN S. BAUGHMAN
536

LEGEND:

○ = SET 5/8"X30" I.R. W/PL CAP MK'D "BAUGHMAN TECH SERV"
● = FD. VARIOUS SIZE MONUMENTS AS PER M 67-70
⊕ = CALCULATED POINTS NOT SET WITH MONUMENTS
( )= RECORD CALLS AS PER M 67-70

LINE	BEARING	DISTANCE
L 1	N 20° 53'03"E	104.51' (S.20° 13'20"W., 104.98')
L 2	(N 21° 51'00"E	53.00')
L 3	S 65° 19'32"E	22.71'
L 4	N 72° 04'32"W	29.70'
L 5	N 68° 00'00"W	1.03'
L 6	S 47° 38'13"E	48.68'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	75° 43'14"	50.00'	66.08'	38.87'	61.37'	S 50° 37'32"E
C 2	16° 24'36"	50.00'	14.32'	7.21'	14.27'	S 80° 16'50"E
C 3	112° 15'00"	50.00'	97.96'	74.48'	83.03'	S 15° 57'02"E
C 4	01° 48'41"	1175.92'	37.18'	18.59'	37.18'	S 87° 01'47"E
C 5	19° 33'18"	1175.92'	401.34'	202.64'	399.39'	S 78° 09'29"E

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1991 JAN 28 AM 11:36
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Rea L. Weckerl DEPUTY
FEE PD

91-01389

NARRATIVE:

WE USE THE MONUMENTS FOUND AS PER M67-70 AS CONTROL FOR ALL OF THIS SURVEY WITH THE EXCEPTION OF A PROPERTY LINE AGREEMENT ON THE NORTHERLY BOUNDARY BETWEEN RANDOLPH FORREST AND WILLIAM LONGHURST SEE INST. NO.91-821 THE MONUMENTS WE SHOW WAS CALLED OUT IN M67-70. THIS SURVEY WAS PERFORMED BY K. DEGROOT AND L. FANNING USING A LIETZ SET 5 TOTAL STATION WITH CALCULATIONS AND DRAFTING BY G. BAUGHMAN.

9000 - 1691