

FILED  
NOV 1 1991  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

MINOR LAND PARTITION  
SITUATED IN THE SE & SW 1/4S  
OF SEC. 11. T.27S.. R.6W..W.M.  
OCTOBER 1991 SCALE 1"=100'

SURVEYED FOR:  
FIRST CONSERVATIVE BAPTIST CHURCH  
2245 N.W. KLINE ST.  
ROSEBURG, OR 97470

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

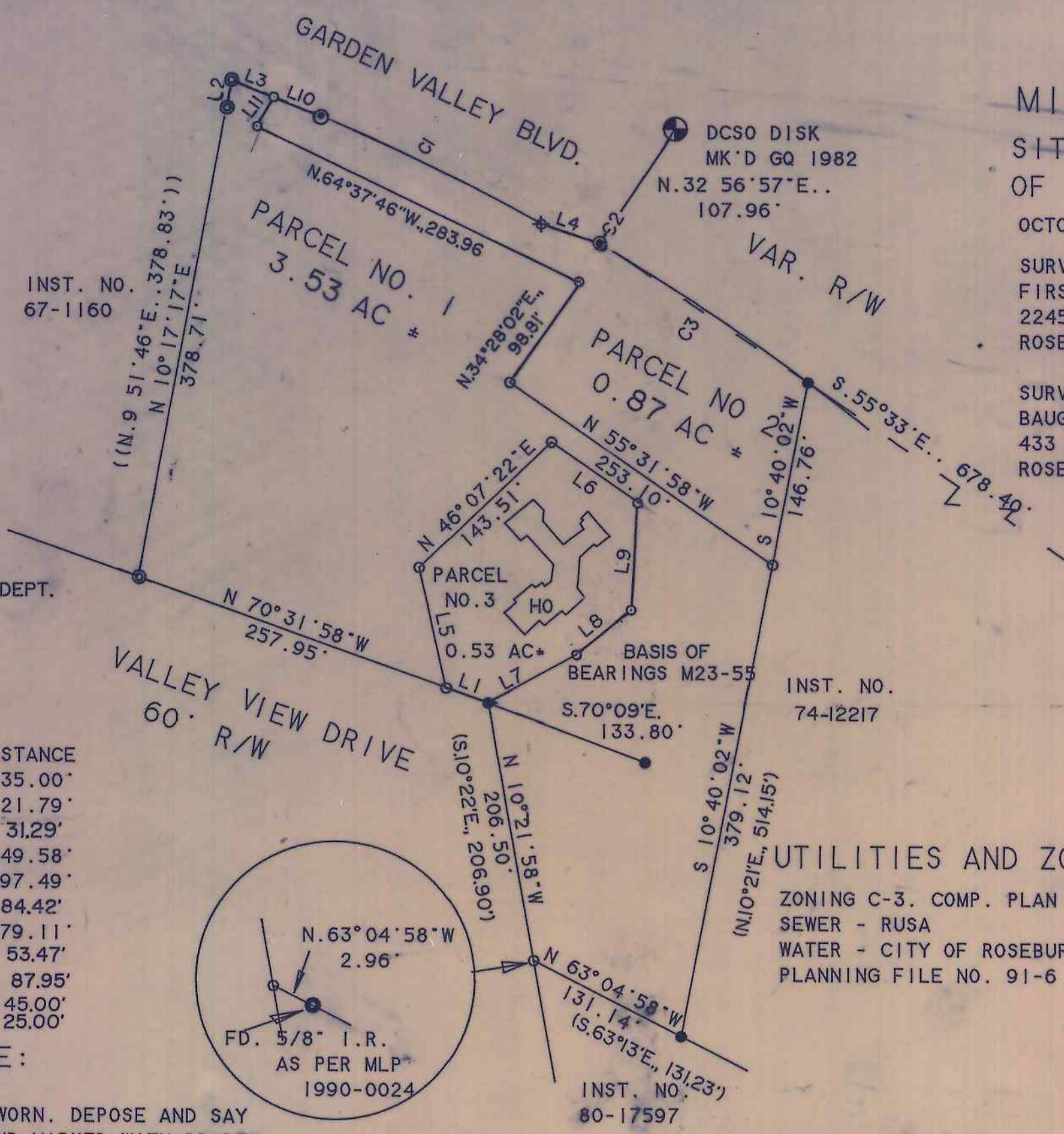


STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1991 NOV -1 PM 2:25  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY: *Glenn S. Baughman*  
DEPUTY  
FEE: 10.00

91-17312



- LEGEND:
- o = SET 5/8" X 30" IRON ROD W/PC MK'D: "BAUGHMAN TECH SERV".
  - ⊙ = FD. MONUMENTS AS PER M32-57
  - = FD. MONUMENTS AS PER M23-55
  - ⊕ = FD. MONUMENTS AS PER COUNTY ROAD DEPT.
  - ⊙ = PT. CALCULATED NOT SET
  - ( ) = RECORD AS PER M23-55
  - ( ) = RECORD AS PER M32-57



FD. BEARING OBJECTS AS PER M95-46A  
CORNER LIES INSIDE RESTAURANT NOT ACCESSIBLE  
N.W. CORNER ISAAC JONES DLC NO. 65

UTILITIES AND ZONING  
ZONING C-3. COMP. PLAN COMMERCIAL  
SEWER - RUSA  
WATER - CITY OF ROSEBURG  
PLANNING FILE NO. 91-6

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT THE FIRST CONSERVATIVE BAPTIST CHURCH OF ROSEBURG, OREGON BY AND THRU ITS CHAIRMAN OF THE DEACONS .ROBERT VARNER IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS ANNEXED MAP AND THEY HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

*Robert Varner*  
ROBERT VARNER, CHAIRMAN OF THE BOARD OF DEACONS

SEE AFFIDAVIT OF  
DECLARATION - County  
CLERK RECORDS  
BOOK 1158 PAGE 251  
NOV. 8, 1991

ACKNOWLEDGEMENT:

STATE OF OREGON )  
SS  
COUNTY OF DOUGLAS )



KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 11<sup>th</sup> DAY OF October, 1991 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT VARNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME FOR THE PURPOSES SET FORTH HEREIN. IN TESTIMONY WHEREOF I HAVE SET MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN. *Charlotte F. McCallough*  
*my commission expires 2-21-95*



APPROVALS:

CITY OF ROSEBURG:  
*John R. Hite*  
COMMUNITY DEVELOPMENT DIRECTOR  
*Chris Brown*  
PUBLIC WORKS DIRECTOR  
*Ann E. Moore*  
DEPUTY  
COUNTY SURVEYOR

10/23/91  
DATE  
10/22/91  
DATE  
11-1-91  
DATE

FILED THIS 15<sup>th</sup> DAY OF NOVEMBER 1991

GAY FIELDS, County Clerk

COUNTY CLERK  
BY: *Glenn S. Baughman*  
DEPUTY

LINE	BEARING	DISTANCE
L 1	N 70°31'58"W	35.00'
L 2	N 09°58'14"E	21.79'
L 3	S 67°26'15"E	31.29'
L 4	S 72°02'06"E	49.58'
L 5	N 12°46'49"W	97.49'
L 6	S 55°31'58"E	84.42'
L 7	S 61°10'36"W	79.11'
L 8	N 52°26'40"E	53.47'
L 9	N 04°25'29"E	87.95'
L10	S 67°26'15"E	45.00'
L11	N 21°28'10"E	25.00'

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 A TRUE AND CORRECT DESCRIPTION: BEGINNING AT A 3/4" I.R. FROM WHICH THE N.W. CORNER OF ISAAC JONES D.L.C. NO. 65 T.27S.. R.6W..W.M. BEARS S.55°33'E.. 678.40'; THENCE S.10°40'02"W.. 525.88' TO A 3/4" I.R.; THENCE N.63°04'58"W.. 131.14'; THENCE N.10°21'58"W.. 206.50' TO A 1/2" I.P.; THENCE N.70°31'58"W.. 292.95' TO A 5/8" I.R.; THENCE N.10°17'17"E.. 378.71' TO A 5/8" I.R.; THENCE N.9°58'14"E.. 21.79' TO A 1/2" I.P.; THENCE S.67°26'15"E.. 76.29' TO A 3/4" I.R.; THENCE ALONG THE ARC OF A 1849.86' RADIUS CURVE RT. (THE LONG CHORD OF WHICH BEARS S.64°08'35"E.) 193.31' TO A POINT; THENCE S.72°02'06"E.. 49.58' TO A 3/4" I.R.; THENCE ALONG THE ARC OF A 1859.86' RADIUS CURVE RT. (THE LONG CHORD OF WHICH BEARS S.56°36'32"E.) 197.40' TO THE POINT OF BEGINNING.

*Glenn S. Baughman*  
GLENN S. BAUGHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 11 DAY OF October 1991



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE A 4.9 ACRE PARCEL INTO 3 PARCELS. WE FOUND POINTS ON THE FOLLOWING SURVEYS AND USED THEM FOR OUR CONTROL M23-55 TO THE EAST AND SOUTH. RESETTING A CORNER THAT HAD BEEN DESTROYED AT THE INTERSECTION OF VALLEY VIEW AND THE SOUTH BOUNDARY. WE USED FOUND POINTS ON M32-57 FOR THE WEST BOUNDARY AND FOUND R/W POINTS ON THE NORTH BOUNDARY. THE FIELD WORK WAS ACCOMPLISHED BY K. DEGROOT AND D. JENKINS USING A SETS TOTAL STATION. THE DRAFTING AND COMPUTING WAS PERFORMED BY G. BAUGHMAN.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5°59'15"	1849.86'	193.31'	96.74'	193.22'	S.64°08'35"E.
C 2	0°06'17"	1859.86'	3.41'	1.70'	3.41'	S.59°35'49"E.
C 3	5°58'34"	1859.86'	193.90'	97.08'	193.90'	S.56°33'23"E.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE