

MAJOR LAND PARTITION

Sections 21, 22, 27, & 28
Township 22 South, Range 5 West, W.M.

OWNER/DEVELOPER CERTIFICATE:

As owners and developers of the land being developed we hereby consent to the preparation and recording of the plat.

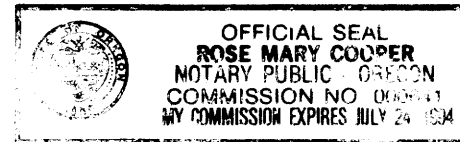
PARTITIONER:

JUNIPER PROPERTIES LIMITED PARTNERSHIP
PO BOX 1127
ROSEBURG, OR 97470

Robert E. Ragon
Robert E. Ragon
12-23-91
Executive Vice President

Subscribed and sworn to before me this 23rd day of December, 1991.

Rose Mary Cooper
Rose Mary Cooper
Notary Public



SURVEY DATE: MARCH 1991

DEC 24 1991

NARRATIVE

The purpose of this survey was to create a 72.3 (Parcel 1) from the 775 acres total of the existing Parcel shown. Field investigation located the said found corners. The West side of tract is controlled by the Railroad R/W boundary and said found corners. The North and South lines are controlled by existing fence lines with use to those lines. General information including corner notes with background information are filed in Douglas County Surveyors Office CS File 63/106.

PARCEL 1

Beginning at a 5/8" iron rod on the east boundary of the Southern Pacific Railroad R/W, located in Section 21, T22S, R5W, W.M. Douglas County, Oregon and which bears S19°41'46"W 2215.48 ft from the NW Corner of Jesse Applegate DLC #38. Thence N89°17'06"E, 3554.55 ft to a 5/8" iron rod on an existing fence line, thence S29°50'28"W, 82.32 ft to a 5/8" iron rod, thence S33°51'27"W, 328.94 ft to a 5/8" iron rod, thence along a circular curve for an arc distance of 1051.95' and a chord bearing S25°28'28"W 1048.92 ft to a 5/8" iron rod on an existing fence line, thence S89°09'07"W 1389.24 ft to a 5/8" iron rod with an aluminum cap, thence N22°34'47"W, 520.45 ft to a 3/4" iron pipe, thence N34°43'38"W, 294.51 ft to a 5/8" iron rod with an aluminum cap, thence S86°08'W, 1081.00 ft to a 5/8" iron rod with an aluminum cap, thence along a circular curve on the East boundary of the Southern Pacific Railroad R/W for an arc distance of 624.77 ft and a chord bearing N4°02'28"W, 619.54 ft to the point of beginning, containing 72.3 acres more or less.

PARCEL 2

Those portions of instrument number 89-18044, Douglas County Deed of Records, limited to properties owned by Juniper Properties Limited Partnership and shown as Parcel 2 hereon, less the above described parcels.

LEGEND:

- - Found Monument size and type noted.
- - Set 5/8" x 36" I. Rod w/ 1 1/4" Plastic cap set approx. 0.5 ft above ground. Inscribed LS 2291
- ✕ - Existing Fence lines.
- — — - Projected lines.
- — — - Existing Gravel and Dirt Access Road (Approx. width 12 feet).
- — — - Hwy 99 R/W Boundary (R/W Width 60')
- () - Bruce Shaner Record Survey Filed Douglas County Surveyors Office, CS RM #3-40.
- - Projected Curve Radius Lines
- ++++ - Southern Pacific Railroad (R/W Width 60')

Planning Dept. File No. #90-271

Filed this 26th day of DEC 19 91

GAY FIELDS, County Clerk

County Clerk

Approvals:

Keith L. Cubie 12/24/91
Planning Director Date

Rosemary E. M... .. 12-24-91
County Surveyor DEPUTY Date

Zoning classification: FF & FG

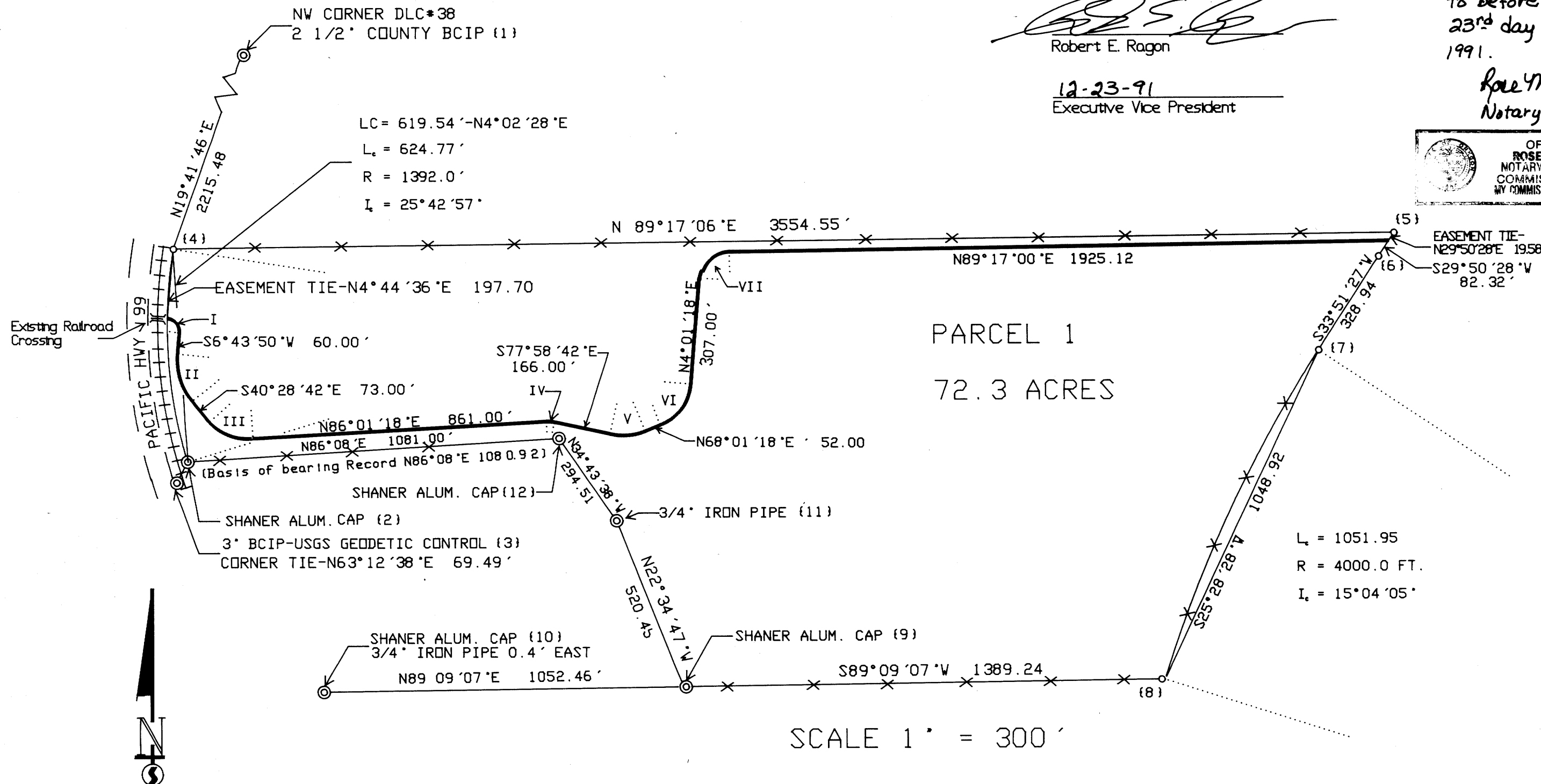
Comp. Plan Designation: FFT & AGG

Water Rights are appurtenant to Parcel 1.

Permit #20130-Certificate #22338

This parcel is approved for resource purposes only. 51-1003

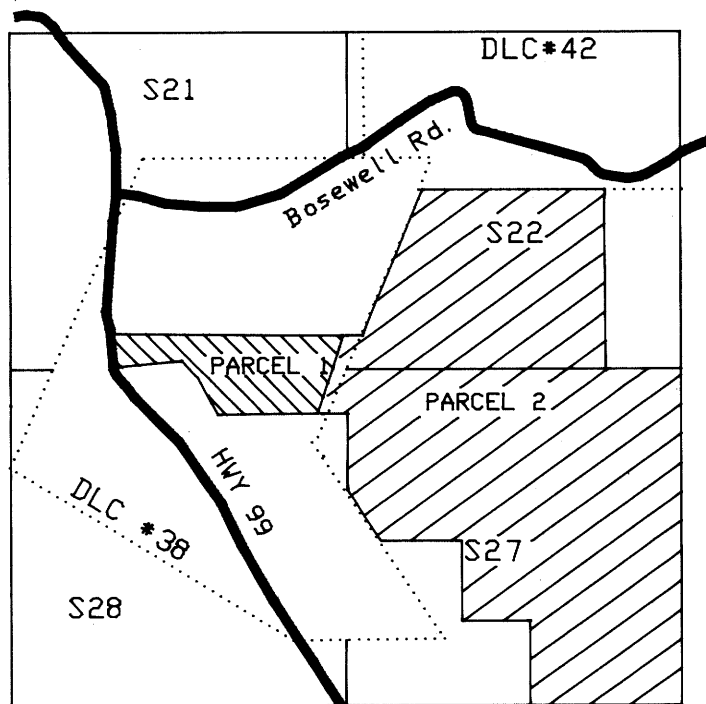
Placement of a dwelling on this parcel will require an approved sewage disposal site, a domestic water source capable of producing 250 gallons per day of potable water, and compliance with all other pertinent requirements of the Douglas County Land Use and Development Ordinance.



SCALE 1" = 300'

ROAD EASEMENT CURVE DATA

I	II	III	IV	V	VI	VII
Lc = 65.95'	Lc = 148.31'	Lc = 146.08'	Lc = 27.93'	Lc = 100.88'	Lc = 156.38'	Lc = 119.05'
R = 40.00'	R = 180.00'	R = 155.00'	R = 100.00'	R = 170.00'	R = 140.00'	R = 80.00'
Ic = 94°28'19"	Ic = 47°12'32"	Ic = 54°00'00"	Ic = 16°00'00"	Ic = 34°00'00"	Ic = 64°00'00"	Ic = 85°15'42"
LC = 58.37'- S40°30'19"E	LC = 144.15'- S16°52'26"E	LC = 140.74'- S67°28'42"E	LC = 27.83'- S85°58'42"E	LC = 99.41'- N85°01'18"E	LC = 148.38'- N36°01'18"E	LC = 108.36'- N46°39'09"E



SCALE 1" ≈ 3000'

SURVEYORS CERTIFICATE:

I, Ken W. Hoffine, Professional Land Surveyor licenced in the State of Oregon #2291, state that I have correctly surveyed and marked with proper monuments, parcel one shown hereon, the boundaries which are described

Ken W. Hoffine
Ken W. Hoffine PLS# 2291

Date 12-23-91

REGISTERED PROFESSIONAL LAND SURVEYOR

Ken W. Hoffine
OREGON
JULY 16, 1987
KEN W. HOFFINE
2291

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1991-0077

D.S. File No. 63/106 (MARK)

1991-0077

D.S. File No. 63/106 (MARK)