

1992 - 0010

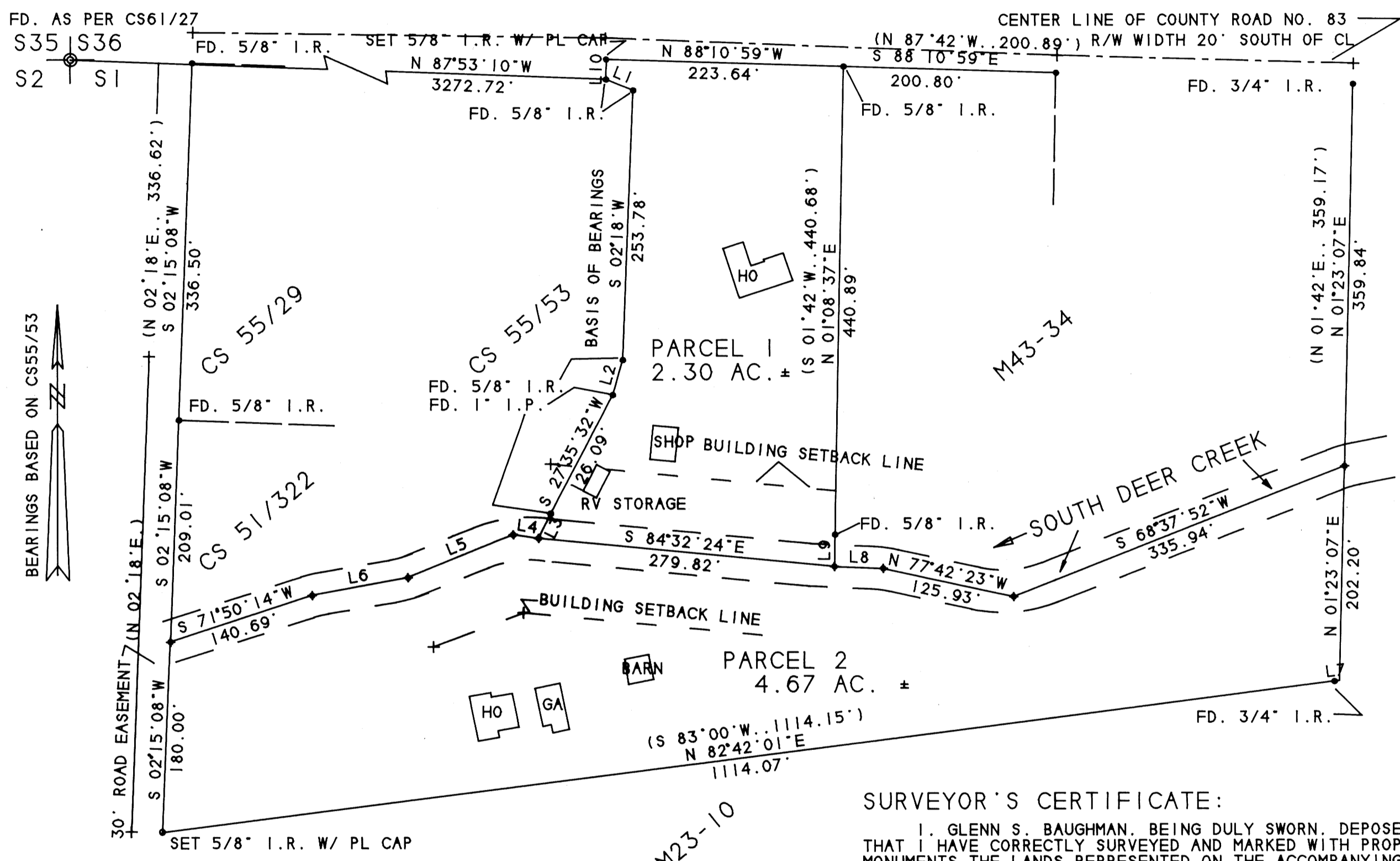
MINOR LAND PARTITION
IN THE NE 1/4 SEC. 1, T.28S., R.5W., W.M.

LINE	BEARING	DISTANCE
L 1	S 68°02'21"E	27.70'
L 2	S 16°11'00"W	34.51'
L 3	S 26°17'41"W	26.00'
L 4	N 81°24'40"W	24.11'
L 5	S 67°56'29"W	107.04'
L 6	S 79°29'40"W	92.11'
L 7	N 82°42'01"E	5.00'
L 8	N 87°49'23"W	46.12'
L 9	N 01°08'37"E	30.00'
L 10	S 01°08'37"W	19.14'

JANUARY 1992 SCALE 1"=100'
SURVEYED FOR: DENNIS ZUVER, 971 S. DEER CREEK RD., ROSEBURG, OR 97470
SURVEYED BY: BTS SURVEYING INC., 433 S.E. MAIN STREET, ROSEBURG, OR 97470

LEGEND:
○ - SET 5/8"X30" I.R. W/PL CAP MK'D. BAUGHMAN TECH SERV
● - FD. AS NOTED AND AS PER ADJACENT RECORD SURVEY
♦ - CALCULATED BUT NOT SET
() - RECORD CALLS AS PER ADJACENT RECORD SURVEY

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
JP



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS K. & LUELLE ZUVER AND DAVID G. & LANI K. TERRY ARE THE OWNERS 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.

DENNIS K. ZUVER, LUELLE ZUVER, DAVID G. TERRY, LANI K. TERRY

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF JANUARY, 1992, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS K. & LUELLE ZUVER AND DAVID G. & LANI K. TERRY, 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.

Notary Public for Oregon
Commission Expires 3-15-92

APPROVALS:

Keith L. Cubie 1/27/92
PLANNING DIRECTOR DATE

Jerry L. Moman 1-30-92
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 30th DAY OF JANUARY 1992 GAY FIELDS, County Clerk
COUNTY CLERK

Glenn S. Baughman
DEPUTY

ZONING AND UTILITIES:

ZONE: 5R. COMP PLAN. RURAL COMMITTED LOT OF RECORD
WATER: DIXONVILLE WATER ASSN.
SEWER: SUBSURFACE
WATER RIGHTS: PARCEL 1. CERTIFICATE NO. 52760
PLANNING FILE NO. 91-194

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 5/8" I.R. FROM WHICH THE CORNER COMMON TO SEC'S. 1 & 2, T.28S., R.5W., W.M. AND SEC'S. 35 & 36 T.27S., R.5W., W.M. BEARS N.87°53'10"W., 3272.72 FEET: THENCE S. 68°02'21" E., 27.70 FT. TO A 5/8" IRON ROD: THENCE S. 02°17'59" W., 253.78 FT. TO A 5/8" IRON ROD: THENCE S. 16°11'00" W., 34.51 FT. TO A 1" IRON PIPE: THENCE S. 27°35'32" W., 126.09 FT. TO A 1" IRON PIPE: THENCE S. 26°17'41" W., 26.00 FT. TO A PT IN THE CENTER LINE OF CREEK: THENCE ALONG THE CENTER LINE OF THE CREEK N. 81°24'40" W., 24.11 FT. TO A POINT. THENCE S. 67°56'29" W., 107.04 FT. TO A POINT. THENCE S. 79°29'40" W., 92.11 TO A POINT. THENCE S. 71°50'14" W., 140.69 TO A POINT: THENCE LEAVING THE CENTER LINE OF THE CREEK, S. 2°15'08" W., 180 FT. TO A 5/8" IRON ROD: THENCE N. 82°42'01" E., 1119.07 FT. TO A POINT. THENCE N. 1°23'07" E., 202.20 FT. TO A POINT IN THE CENTER LINE OF CREEK: THENCE ALONG SAID CREEK CENTERLINE S. 68°37'52" W., 335.94 FT. TO A POINT. THENCE N. 77°42'23" W., 125.93 FT. TO A POINT. THENCE N. 87°49'23" W., 46.12 FT. TO A POINT: THENCE LEAVING THE CENTER LINE OF THE CREEK N. 1°08'37" E., 30 FT. TO A 5/8" IRON ROD: THENCE N. 1°08'37" E., 440.89 FT. TO A 5/8" IRON ROD: THENCE N. 88°10'59" W., 223.64 FT. TO A 5/8" IRON ROD: THENCE S. 1°08'37" W., 19.14 FT. TO THE POINT OF BEGINNING.

Glenn S. Baughman
REGISTERED PROFESSIONAL LAND SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SEPARATE A PARCEL OF PROPERTY INTO TWO LOTS OF RECORD BECAUSE OF ADMINISTRATIVE VARIANCE FOR PREEXISTING DWELLINGS. THE BASIS FOR THE EXTERIOR BOUNDARY IS CONTAINED IN THE SURVEY FILES AS OUTLINED UPON THE FACE OF THE MAP. THE BOUNDARY ADJACENT TO M43-34 ALONG THE CENTER OF THE CREEK WAS ROTATED TO MATCH THE SURVEY AND WAS INTERSECTED ON THE UPSTREAM SIDE WITH FD. MONUMENTS OF M23-10. THERE HAS BEEN A BOUNDARY LINE CHANGE ALONG THE EAST LINE OF CS 55/53 IDENTIFIED BY FOUND 1" I.P. MONUMENTS. THE S.W. CORNER WAS SET BY EXTENDING THE LINE OF CS 51/322 AND HOLDING THE DISTANCES AS SHOWN ON THAT SURVEY. THE RE-ALIGNMENT OF THE COUNTY RD. HAS NOT TAKEN PLACE SO THE ADDITIONAL R/W SHOWN ON CS 55/29 AND CS 55/53 WAS NOT ALLOWED FOR. THE FIELD WORK WAS PERFORMED BY L. FANNING AND R. WESCOTT USING A SET 4 LIETZ TOTAL STATION. COMPUTING AND DRAFTING WAS PERFORMED BY G. BAUGHMAN

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF JANUARY, 1992

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1981
GLENN S. BAUGHMAN
594

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

JAN 30 1992 PM 2:27

GAY FIELDS, County Clerk

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Glenn S. Baughman
DEPUTY

FEE PP

92-01487

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