

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

IN THE SE 1/4, SECTION 20 & NE 1/4, SECTION 29
TOWNSHIP 29 SOUTH, RANGE 7 WEST, W.M.

APRIL, 1992

SCALE: 1 inch : 300 feet

FILED JP
MAY 18 1992 JP
COUNTY SURVEYOR
DOUGLAS COUNTY OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1992 MAY 18 PM 3:57
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R. Davenport
DEPUTY
FEE JP

PARTITIONER

Clyde Bivens
Rt 1, Box 242
Drain, Oregon 97435
Tel (503) 836-2716

LEGAL OWNER

North Douglas Investment Co., Inc.
Rt 1, Box 242
Drain, Oregon 97435

NUMBER OF LOTS: Three

WATER SUPPLY: Parcels 1 & 3 - Wells
(Berry Creek Water optional-Parcel 1)
Parcel 2 - Existing Spring

SEWER SUPPLY: Septic System

ZONING: Rural Residential (5R)

COMPREHENSIVE PLAN: Rural Committed
PRELIMINARY FILE NO. 90-362
WATER RIGHTS: None appurtenant

SURVEYOR:

AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, Oregon 97470
Tel. (503) 672-2096



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimburger

OREGON
JULY 15, 1987
MARK A. HEIMBURGER
2287

Filed this 18th day of May 1992.
GAY FIELDS, County Clerk

County Clerk by Nancy R. Davenport
Deputy

APPROVALS:
Frank Nielsen 5/11/92
County Planning Director Date

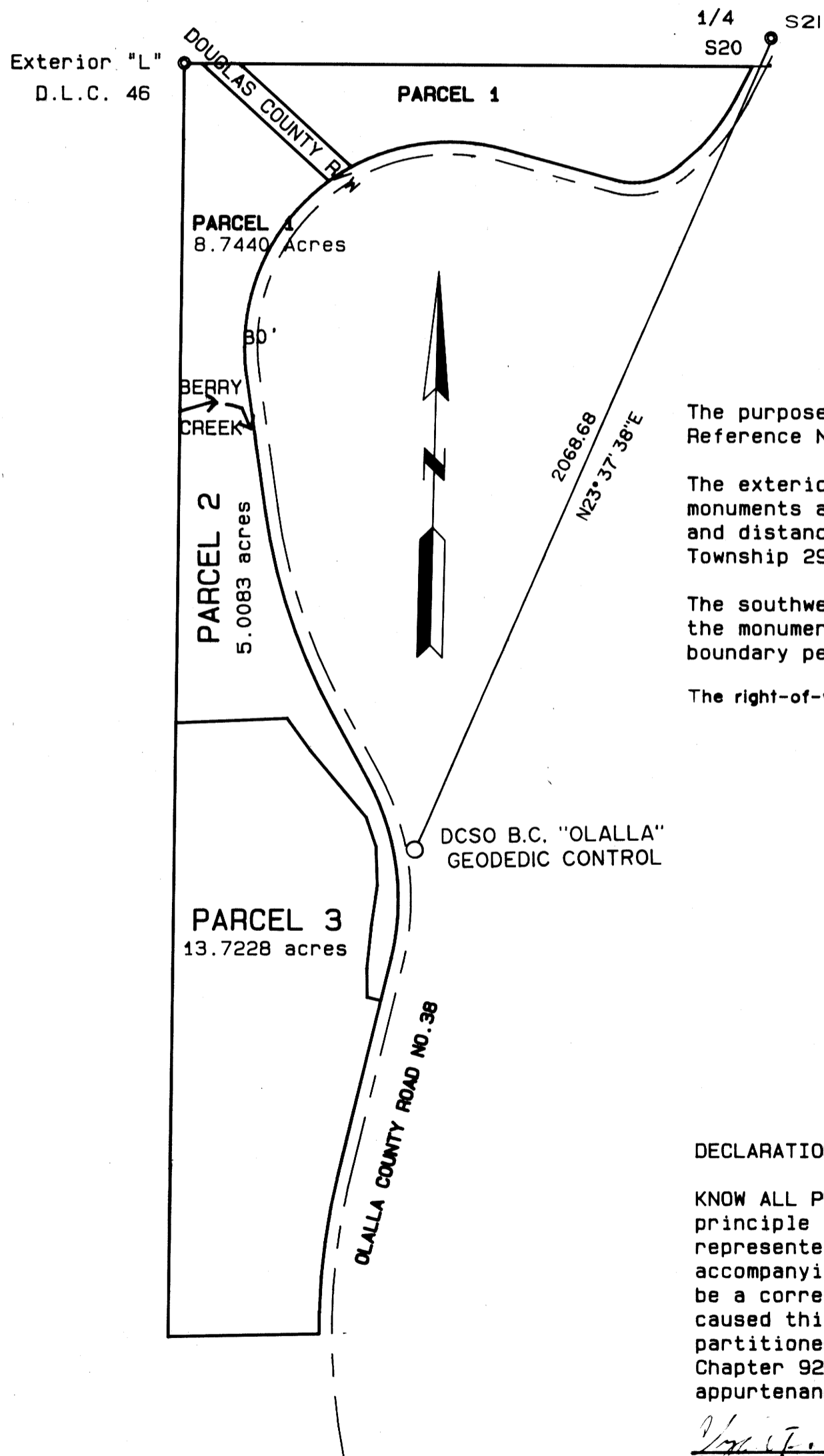
Larry T. Manner DEPUTY 5-18-92
County Surveyor Date

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

ACKNOWLEDGEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 18 day of May, 1992, before me a Notary Public in and for said State and County, did personally appear Clyde D. Bivens who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Bivens - Heims



SURVEYOR'S AFFIDAVIT

I, Mark A. Heimburger, being duly sworn, depose and say that I have caused the property to be surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Mark A. Heimburger
Mark A. Heimburger

NARRATIVE

The purpose of this survey is to partition the lands described in Deed Reference Number 90-10345 of the Deed Records of Douglas County.

The exterior boundary of the property was established using the found monuments as shown. The northeast corner was established at record bearing and distance from the 1/4 Corner common to Section 20 and Section 21, Township 29 South, Range 7 West, W.M. per RM3-30.

The southwest corner was established by intersecting the bearings of the monuments on the west boundary and the monuments on the south boundary per M57-76.

The right-of-way of County Road No. 38 was established using the existing traveled way.

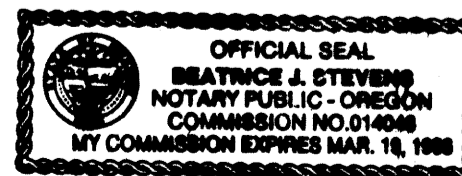
LEGEND

- Found monument as noted
- Set 5/8" x 30" iron rod with plastic cap marked "AA SURVEYING, INC."
- [] Record information per R57-76
- () Record information per RM3-30
- Calculated point

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Clyde D. Bivens, the principle stockholder of North Douglas Investment Co., owner of the land represented on the annexed map, and more particularly described in the accompanying Parcel Descriptions, does hereby declare the annexed map to be a correct map of the partition plat of said property and that I have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Clyde D. Bivens
Clyde D. Bivens



1992 - 0035 A

1992 - 0035 A

MINOR LAND PARTITION

IN THE SE 1/4, SECTION 20 & NE 1/4, SECTION 29
TOWNSHIP 29 SOUTH, RANGE 7 WEST, W.M.

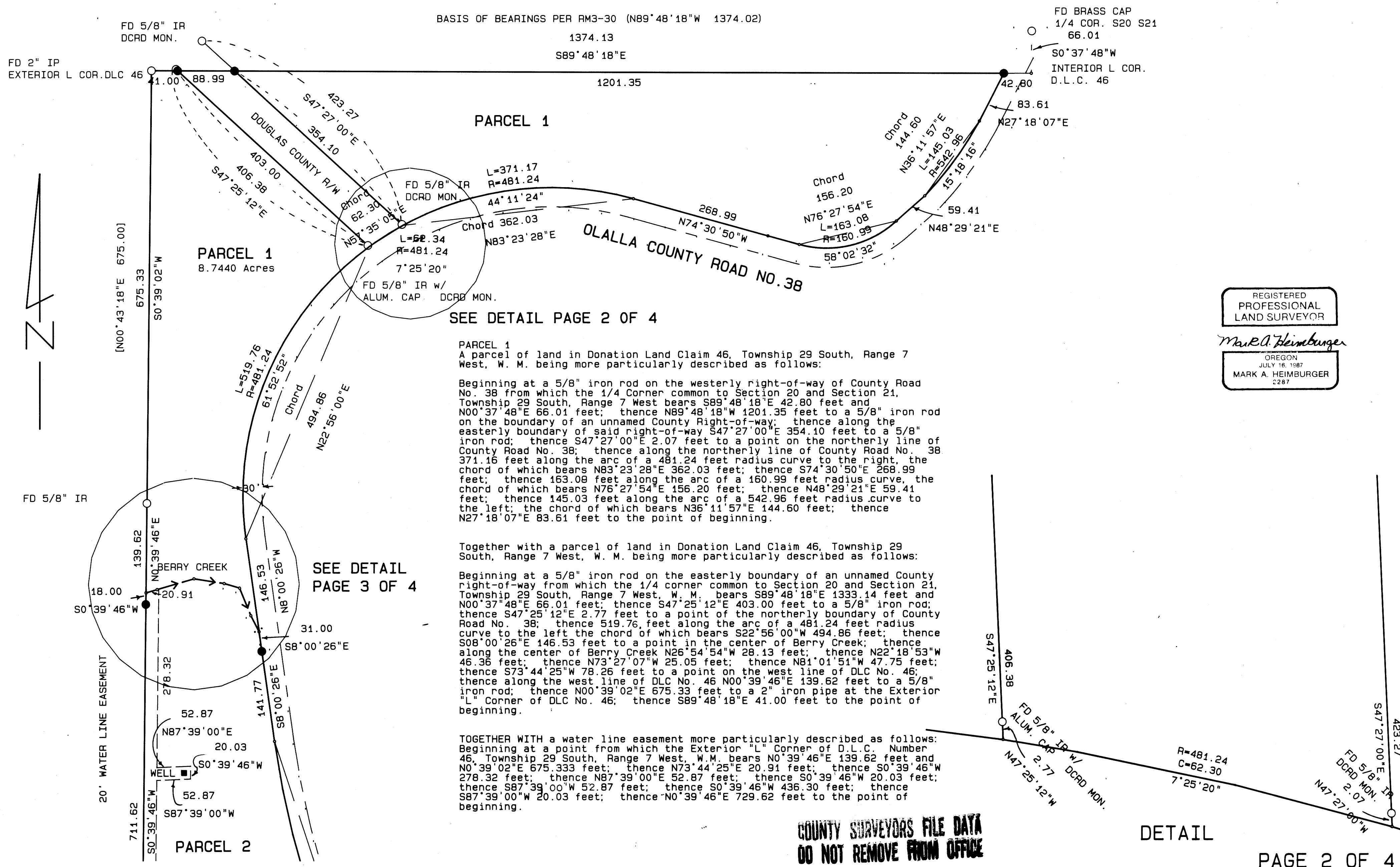
APRIL, 1992 SCALE: 1 inch : 100.0 feet

FILED *R*

MAY 18 1992 *JP*

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BASIS OF BEARINGS PER RM3-30 (N89°48'18"W 1374.02)



PARCEL 1

PARCEL 1
8.7440 Acres

SEE DETAIL PAGE 2 OF 4

PARCEL 1
A parcel of land in Donation Land Claim 46, Township 29 South, Range 7 West, W. M. being more particularly described as follows:

Beginning at a 5/8" iron rod on the westerly right-of-way of County Road No. 38 from which the 1/4 Corner common to Section 20 and Section 21, Township 29 South, Range 7 West bears S89°48'18"E 42.80 feet and N00°37'48"E 66.01 feet; thence N89°48'18"W 1201.35 feet to a 5/8" iron rod on the boundary of an unnamed County Right-of-way; thence along the easterly boundary of said right-of-way S47°27'00"E 354.10 feet to a 5/8" iron rod; thence S47°27'00"E 2.07 feet to a point on the northerly line of County Road No. 38; thence along the northerly line of County Road No. 38 371.16 feet along the arc of a 481.24 feet radius curve to the right, the chord of which bears N83°23'28"E 362.03 feet; thence S74°30'50"E 268.99 feet; thence 163.08 feet along the arc of a 160.99 feet radius curve, the chord of which bears N76°27'54"E 156.20 feet; thence N48°29'21"E 59.41 feet; thence 145.03 feet along the arc of a 542.96 feet radius curve to the left; the chord of which bears N36°11'57"E 144.60 feet; thence N27°18'07"E 83.61 feet to the point of beginning.

Together with a parcel of land in Donation Land Claim 46, Township 29 South, Range 7 West, W. M. being more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly boundary of an unnamed County right-of-way from which the 1/4 corner common to Section 20 and Section 21, Township 29 South, Range 7 West, W. M. bears S89°48'18"E 1333.14 feet and N00°37'48"E 66.01 feet; thence S47°25'12"E 403.00 feet to a 5/8" iron rod; thence S47°25'12"E 2.77 feet to a point on the northerly boundary of County Road No. 38; thence 519.76 feet along the arc of a 481.24 feet radius curve to the left the chord of which bears S22°56'00"W 494.86 feet; thence S08°00'26"E 146.53 feet to a point in the center of Berry Creek; thence along the center of Berry Creek N26°54'54"W 28.13 feet; thence N22°18'53"W 46.36 feet; thence N73°27'07"W 25.05 feet; thence N81°01'51"W 47.75 feet; thence S73°44'25"W 78.26 feet to a point on the west line of DLC No. 46; thence along the west line of DLC No. 46 N00°39'46"E 139.62 feet to a 5/8" iron rod; thence N00°39'02"E 675.33 feet to a 2" iron pipe at the Exterior "L" Corner of DLC No. 46; thence S89°48'18"E 41.00 feet to the point of beginning.

TOGETHER WITH a water line easement more particularly described as follows:
Beginning at a point from which the Exterior "L" Corner of D.L.C. Number 46, Township 29 South, Range 7 West, W.M. bears N0°39'46"E 139.62 feet and N0°39'02"E 675.333 feet; thence N73°44'25"E 20.91 feet; thence S0°39'46"W 278.32 feet; thence N87°39'00"E 52.87 feet; thence S0°39'46"W 20.03 feet; thence S87°39'00"W 52.87 feet; thence S0°39'46"W 436.30 feet; thence S87°39'00"W 20.03 feet; thence N0°39'46"E 729.62 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbarger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
C287

SEE DETAIL
PAGE 3 OF 4

1992 - 0035 B

1992 - 0035 B

