

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

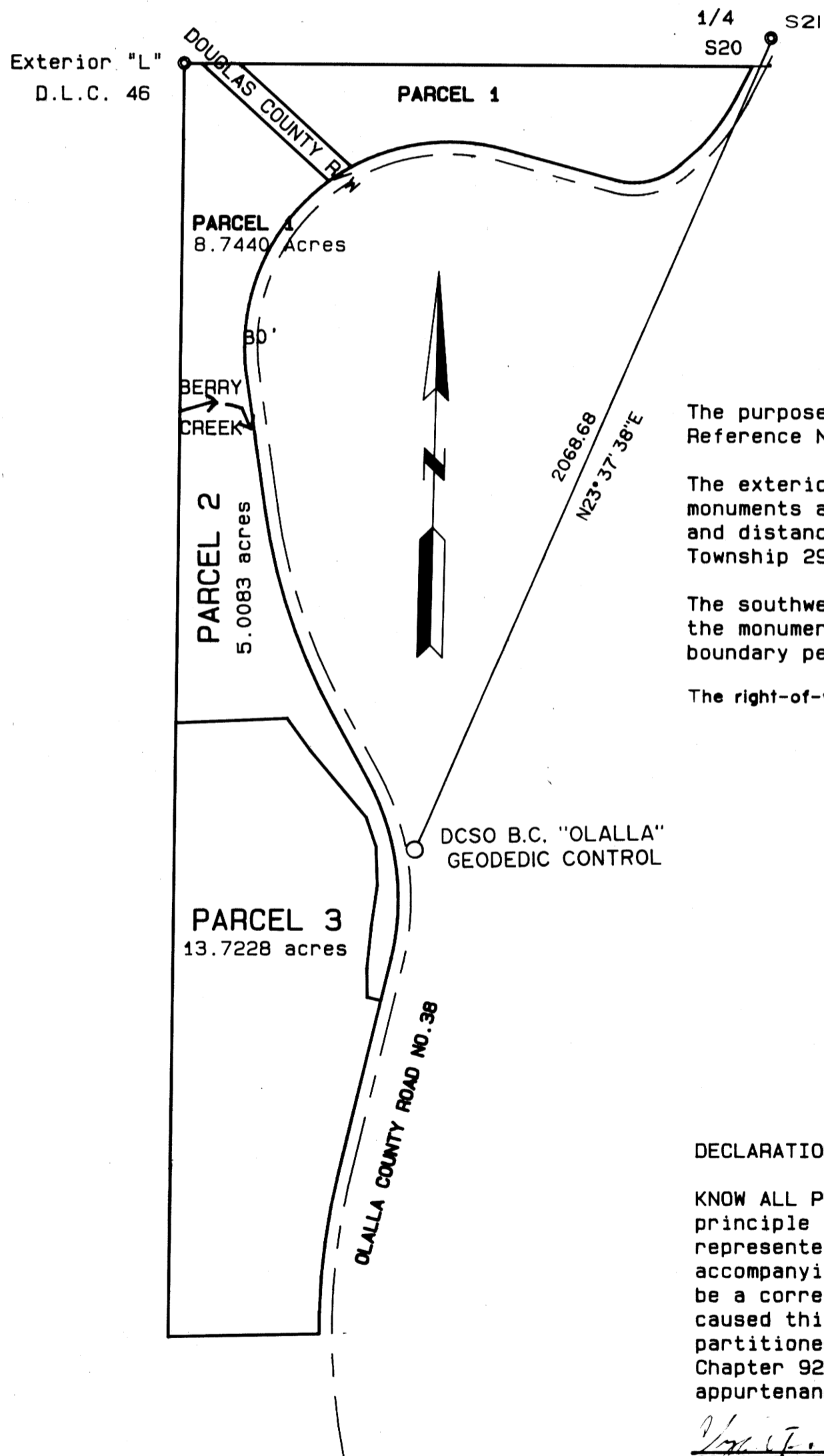
Barry T. Manner DEPUTY 5-18-92  
County Surveyor Date

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### 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



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