

A MINOR LAND PARTITION

FOR CASEY & TRACEY PARKER IN LOT 5
OF FISK FRUIT FARMS, ALSO IN THE
SE 1/4 OF SECTION 10, T28S, R6W,
W.M., DOUGLAS COUNTY, ORE.

OWNER / PARTITIONER:

DENNIS C. & TRACEY L. PARKER
2150 SW. FREEMAN DRIVE
ROSEBURG, OR 97470
679-6152 (503)

SURVEYOR:

GREG LANG
P.O. BOX 1592
ROSEBURG, OR 97470
679-5542 (503)

NOTE: THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

PLANNING DEPT. FILE# 89-153
ZONE: R.S. (COMP. PLAN-R.M.D.)
WATER: ROBERTS CREEK WATER
SEWER: GREEN SANITARY DISTRICT

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DENNIS C. & TRACEY L. PARKER ARE THE OWNERS OF THE LANDS PARTITIONED HEREON & HAVE CAUSED THE SAME TO BE SURVEYED & PARTITIONED.

ACKNOWLEDGEMENT

THIS DECLARATION IS ACKNOWLEDGED BEFORE ME ON Aug. 24, 1992
DATE

Dennis C. Parker 8-24-92
DATE

Tracey L. Parker 8-24-92
DATE

Nancy A. Winchell
NANCY A. WINCHELL
NOTARY PUBLIC - OREGON
My Commission Expires 10/20/93

LEGAL DESCRIPTIONS:

PARCEL #1

A PARCEL LYING IN SECTION 10, T 28 S, R6W, WM, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF FREEMAN STREET, SAID POINT BEARS SOUTH 0°06'35" WEST 388.67 FEET, NORTH 89°52'58" WEST 156.66 FEET, AND SOUTH 0°18'56" EAST 100.00 FEET FROM A 1" DRILL STEEL AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #77-8116, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 0°18'56" WEST ALONG SAID EASTERLY RIGHT-OF-WAY 100.00 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°52'58" EAST 156.66 FEET TO A 5/8" IRON ROD ON THE MOST EASTERLY LINE OF THE AFOREMENTIONED PROPERTY DESCRIBED IN INSTRUMENT #77-8116; THENCE SOUTH 0°06'35" WEST ALONG SAID EASTERLY PROPERTY LINE 100.02 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID LINE NORTH 89°52'58" WEST 154.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING .36 ACRES, MORE OR LESS. SUBJECT TO: EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL #2

A PARCEL LYING IN SECTION 10, T28S, R6W, WM, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF FREEMAN STREET, SAID POINT BEARS NORTH 89°32'22" WEST 328.14 FEET, SOUTH 0°16'41" EAST 299.19 FEET, AND SOUTH 89°48'50" EAST 106.88 FEET FROM A 1" DRILL STEEL AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #77-8116, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 89°48'50" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY 106.88 FEET TO A 5/8" IRON ROD ON THE MOST WESTERLY LINE OF THE AFOREMENTIONED PROPERTY DESCRIBED IN INSTRUMENT #77-8116; THENCE NORTH 0°16'41" WEST ALONG SAID WESTERLY LINE 136.09 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY LINE SOUTH 89°32'22" EAST 110.94 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°16'41" EAST 94.41 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 188.00 FEET RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 4°29'12" WEST 31.23 FEET) 31.26 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 242.00 FEET RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 8°02'54" WEST 10.10 FEET) 10.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING .34 ACRES, MORE OR LESS. SUBJECT TO: EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL #3

PARKER PROPERTY AS DESCRIBED IN INST#77-8116, DEED RECORDS, DOUGLAS COUNTY, OREGON, LESS PARCELS #1 & #2 DESCRIBED ABOVE.

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 AUG 25 PM 12:46

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

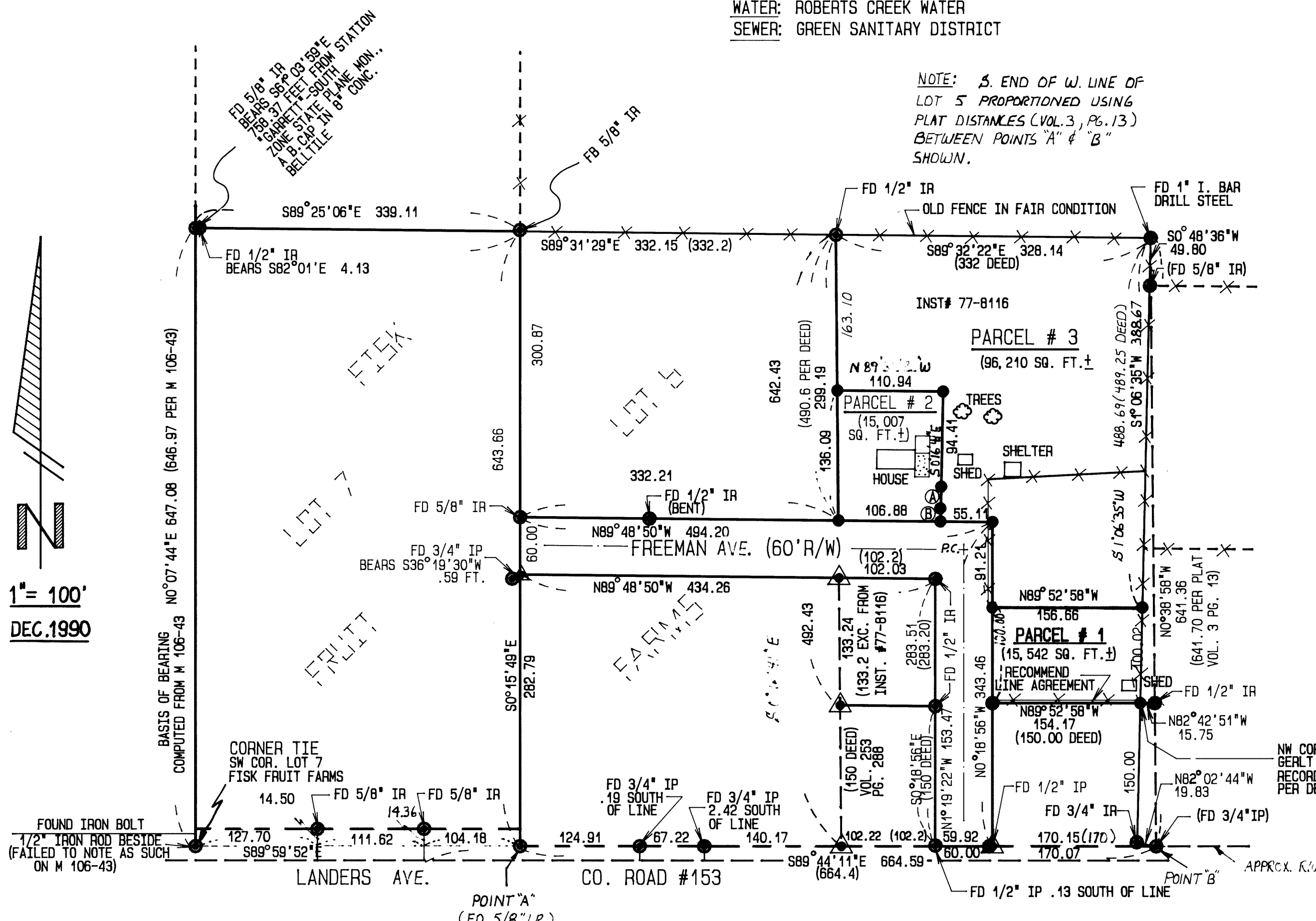
BY Gay Fields DEPUTY

92-15207

CERTIFICATE OF SURVEYOR

I, GREGORY D. LANG, BEING DULY SWORN HEREBY DEPOSE & SAY THAT I HAVE CORRECTLY SURVEYED & MARKED WITH PROPER MONUMENTS THE PARTITION AS SHOWN HEREON THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON:

Gregory D. Lang
GREGORY D. LANG LS# 2295



1" = 100'
DEC. 1990

LEGEND:

- - SET 5/8" X 30" IR/PLASTIC CAP MKD. *LANG SURVEYING*
- () - RECORD PER M1-14 UNLESS NOTED OTHERWISE.
- ▲ - COMPUTED POINT

FUTURE C DATA

CURVE (A) R=215
L=35.75
CH=35.71
CURVE (B) R=215
L=35.89
CH=35.85

R/W DATA

(A) R=188
L=31.26
CH=N4°29'12"E 31.23
(B) R=242
L=10.10
CH=N8°02'54"E 10.10

NARRATIVE:

SURVEY TO PARTITION AT OWNERS REQUEST. FREEMAN STREET & WEST LINE OF LOT 5 LOCATED AS PREVIOUSLY SURVEYED BY BOYER OVER 34 YEARS AGO (M1-14). N. LINE OF PARCEL 3 WAS PREVIOUSLY MONUMENTED & FENCED. DRILL STEEL AS CALLED FOR IN DEED WAS FOUND AT N.E. CORNER. PARKERS ARE MAKING AN AGREEMENT WITH THE NEIGHBORS TO THE SOUTH.

FIELD CREW : GREG LANG & CASEY PARKER

COMPS : GREG LANG

EQUIP : TM6 & RED 1

DRAFTING : HAROLD PARKER (PARKER GRAPHICS)

APPROVALS :

Keith L. Culbreth 8/14/92
DOUGLAS COUNTY PLANNING
Gregory D. Lang DEPUTY 8-25-92
DOUGLAS COUNTY SURVEYOR DATE

COUNTY CLERK

FILED THIS 25 DAY OF Aug. 1992
Gay Fields DEPUTY
DOUGLAS COUNTY CLERK

1992 - 0058

1992 - 0058