

COUNTY SURVEYORS FILE
DO NOT REMOVE FROM OFFICE

FILED
NOV 10 1992
PP

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 NOV 10 PM 1:47

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Rolyn Harrison
DEPUTY
FEE PP

MINOR LAND PARTITION
IN NE 1/4 of SEC. 36, T22S, R.13W, W.M
DOUGLAS COUNTY, OREGON

OCTOBER 1992

SCALE: 1" = 100'

SURVEYED FOR:
JAMES C. EDWARDS
242 ELM AVENUE
REEDSPORT, OR. 97467

SURVEYED BY:
BTS SURVEYING
433 S.E. MAIN ST.
ROSEBURG, OR. 97470

92-20264

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT HAROLD SCHUTTPELZ
AND JAMES EDWARDS 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
Harold Schuttpez
HAROLD SCHUTTPELZ
James C. Edwards
JAMES EDWARDS

ACKNOWLEDGEMENT:
STATE OF OREGON)
COUNTY OF DOUGLAS)
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS
29 DAY OF October 1992, BEFORE ME, A NOTARY PUBLIC
IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
HAROLD SCHUTTPELZ AND JAMES C. EDWARDS, 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.
Tracy Meister

ZONING AND UTILITIES

ZONED: RR COMP PLAN RR2
SEWER: SUBSURFACE
WATER: ON SITE WELL
NO WATER RIGHTS OF RECORD FOR THIS PROPERTY

PLANNING DEPT FILE NO. 92-149

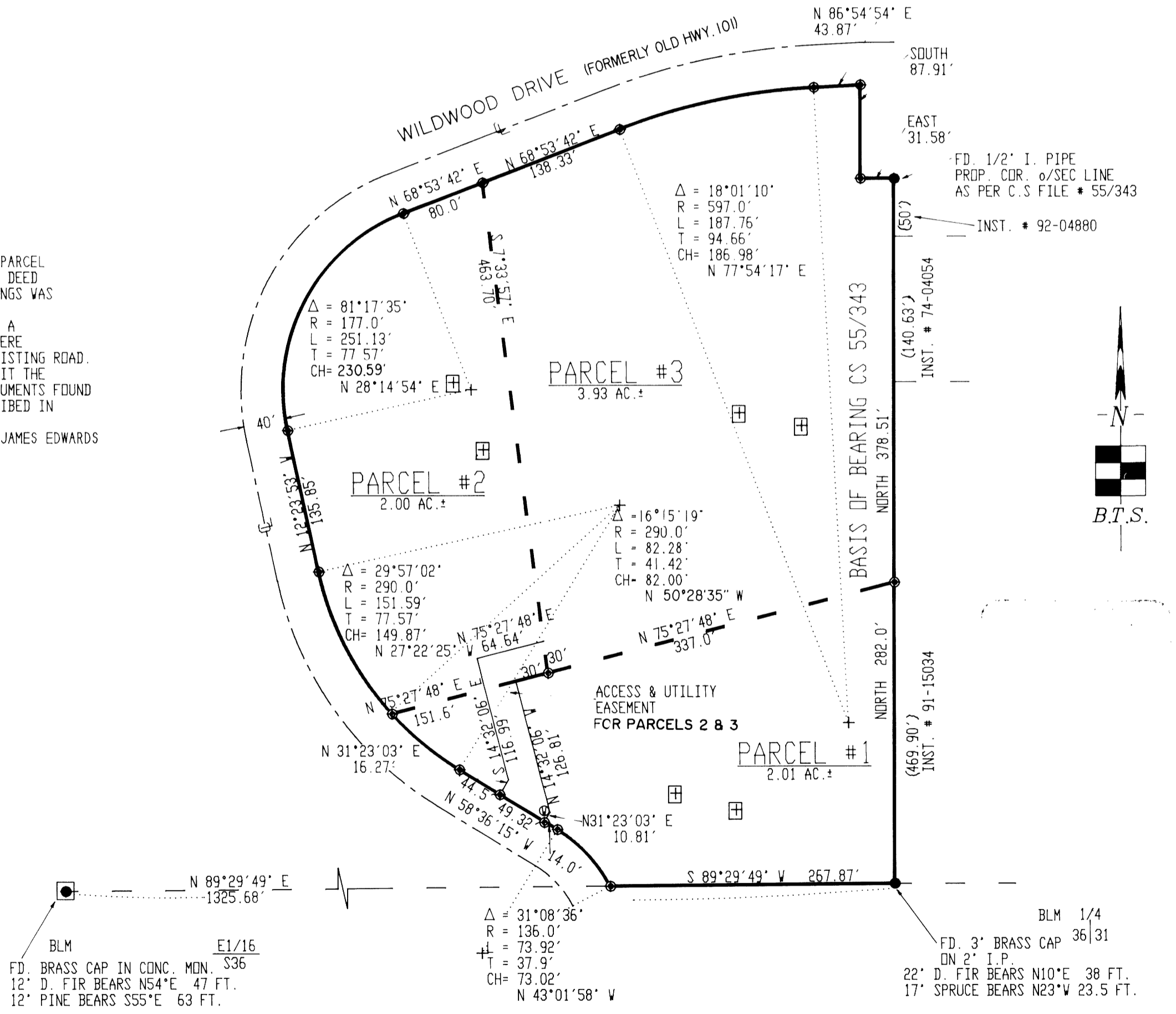
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THAT PARCEL
DESCRIBED IN INST. NO. 92-00826 DOUGLAS COUNTY DEED
RECORDS INTO THREE PARCELS. THE BASIS OF BEARINGS WAS
DERIVED FROM CS 55/343. THE SOUTH BOUNDARY WAS
CONTROLLED BY THE BLM MONUMENTS ESTABLISHED IN A
DEPENDENT SURVEY. THE WEST & NORTHERLY LINES WERE
ESTABLISHED BY TRAVERSING THE CENTER OF THE EXISTING ROAD.
THEN CALCULATING CURVES & TANGENTS THAT BEST FIT THE
ALIGNMENT. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND
AS DESCRIBED IN CS 55/343 & THE PROPERTY DESCRIBED IN
INST. NO. 92-04880
THE SURVEY WAS ACCOMPLISHED BY OLEN EDWARDS & JAMES EDWARDS
USING A SET 4 LIETZ TOTAL STATION.
CALCULATIONS BY G. BAUGHMAN
DRAFTING BY B & B DRAFTING SERV.

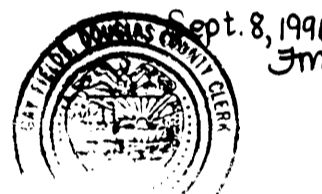
LEGEND:

- ⊙ = SET 5/8" x 30" I.R. w/PL. CAP MK'D.
BAUGHMAN TECH. SERV.
- = FD.
- ⊞ = SEPTIC TEST POINTS
- ⊕ = WELL LOCATION

NOTE:
WELL ON PARCEL 1 SERVE AS WATER SOURCE
FOR ALL THREE PARCELS.
SPECIFICS OF EASEMENT TO BE GRANTED
UPON TRANSFER
OF OWNERSHIP.



APPROVALS:
Keith L. Cubic 11/2/92
PLANNING DIRECTOR DATE
Larry E. Dorman 11-10-92
COUNTY SURVEYOR DEPUTY DATE



FILED THIS 10th DAY OF November 1992 BY Rolyn Harrison
COUNTY CLERK FEE

GAY FIELDS, County Clerk
92-20264

SURVEYORS 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 BLM BRASS CAP ON A 2" I.P. AT THE 1/4 CORNER OF
SEC. 36, T.22 S., R.13 W., W.M.; THENCE S 89°29'49" W 267.87'
TO A 5/8" I.R. ON THE R/W LINE OF OLD U.S. HWY 101; THENCE
FOLLOWING SAID R/W LINE THE FOLLOWING COURSES: ALONG THE ARC
OF A 136.0' RADIUS CURVE LT. THE LONG CHORD OF WHICH BEARS
N 43°01'58" W, 73.02 FT. TO A 5/8" I.R.; THENCE N 58°36'15" W,
107.82' TO A 5/8" I.R.; THENCE ALONG THE ARC OF A 290.00' RADIUS
CURVE RT., THE LONG CHORD OF WHICH BEARS N 35°30'04" W, 227.58'
TO A 5/8" I.R.; THENCE N 12°23'53" W, 135.85' TO A 5/8" I.R.;
THENCE ALONG THE ARC OF A 177.00' RADIUS CURVE RT., THE LONG CHORD
OF WHICH BEARS N 28°14'54" E, 230.59' TO A 5/8" I.R.; THENCE
N 68°53'42" E, 218.33' TO A 5/8" I.R.;
THENCE ALONG THE ARC OF A 597.00' RADIUS
CURVE RT. THE LONG CHORD OF WHICH BEARS N 77°54'17" E, 186.98'
TO A 5/8" I.R.; THENCE N 86°54'54" E, 43.87' TO A 5/8" I.R.;
THENCE LEAVING THE SAID OLD HWY 101 R/W, SOUTH 87.91' TO A
5/8" I.R.; THENCE EAST 31.58' TO A 1/2" I.P.; THENCE SOUTH
660.51' TO THE POINT OF BEGINNING.

GLENN S. BAUGHMAN, REG PROFESSIONAL LAND SURVEYOR NO. 536

SUBSCRIBED AND SWORN TO BEFORE
ME THIS ___ DAY OF ___, 1992

1992 - 0076

1992 - 0076