

1993 - 0030

MINOR LAND PARTITION

LOCATED IN THE N.W. 1/4 OF SEC. 27, T.30S., R.5W., W.M.

APRIL 1993

SCALE 1" = 100'

FILED

MAY 24 1993

COUNTY SURVEYOR
DOUGLAS COUNTY, OR.

SURVEYED FOR:
NELS SEVERTSON
635 NE. HAMLIN DRIVE
CANYONVILLE, OR 97417

SURVEYED BY:
BTS SURVEYING INC.
431 SE. MAIN STREET
ROSEBURG, OR 97470

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 A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INTERIOR 'L' CORNER OF THE J. CLARK DLC NO. 51, T.30S., R.5W., W.M.; THENCE N88°47'25"W., 214.42 FT. TO A POINT; THENCE N4°56'33"E., 31.25' TO A POINT; THENCE ALONG THE ARC OF A 180.0 FT RADIUS CURVE LEFT THE LONG CHORD OF WHICH BEARS N2°06'34"W., 44.20' TO A POINT; THENCE N9°09'41"W., 397.69' TO A POINT; THENCE N89°39'21"E., 679.06' TO A POINT; THENCE SOUTH 14.36' TO A POINT; THENCE S89°07'29"E., 236.63' TO A POINT; THENCE S9°44'06"E., 480.17' TO A POINT; THENCE N89°00'51"W., 60.52' TO A POINT; THENCE N88°51'59"W., 198.06' TO A POINT; THENCE SOUTH 7.50' TO A POINT; THENCE N88°47'25"W., 461.79' TO A POINT; THENCE NORTH 7.50' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINS 101 ACRES MORE OR LESS.

Glenn S. Baughman
GLENN S. BAUGHMAN, PROFESSIONAL LAND SURVEYOR NO. 536

REGISTERED
PROFESSIONAL
LAND SURVEYOR

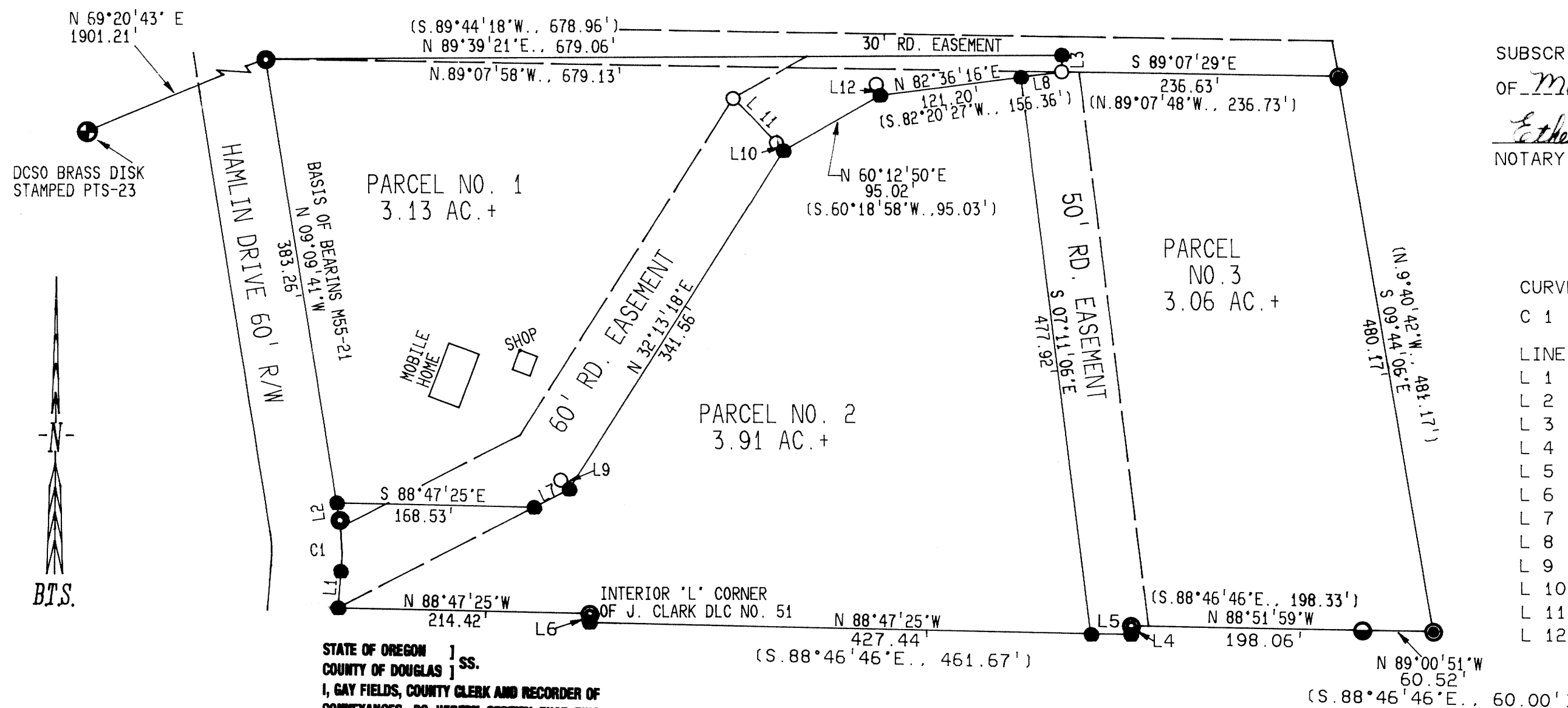
OREGON
JULY 14 1987
GLENN S. BAUGHMAN
536
Exp. 12-31-93

LEGEND:

- = SET 5/8"X30' I.R. W/PL CAP MK'D BAUGHMAN TECH SERV
- = FD. 1/2' I.R. AS PER M65-23
- ⊙ = FD 1 1/2' I.P. AS PER M55-21
- ⊙ = FD. 5/8' I.R. AS PER M55-21
- ⊙ = FD. 1 1/2' I.P. AS PER 65-23
- ⊙ = FD. 1' I.P. W/BRASS CAP AS PER M65-23
- () = RECORD CALLS

ZONING AND UTILITIES:

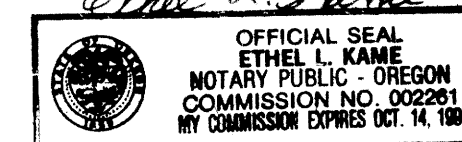
ZONE: R-1-B 18,000 SQ. FT.
WATER: CITY OF CANYONVILLE
SEWER: CITY OF CANYONVILLE
WATER RIGHTS: NONE



SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY

OF May 1993

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	14°06'14"	180.00'	44.31'	22.27'	44.20'	N 02°06'34"W
LINE	BEARING	DISTANCE				
L 1	N 04°56'33"E	31.25'				
L 2	N 09°09'41"W	14.43'				
L 3	S 00°00'00"E	14.36'				
L 4	S 00°00'00"E	7.50'				
L 5	N 88°47'25"W	34.35'				
L 6	N 00°00'00"E	7.50'				
L 7	N 62°47'31"E	33.62'				
L 8	N 82°37'14"E	35.15'				
L 9	N 39°49'27"W	10.78'				
L 10	N 43°44'02"W	10.31'				
L 11	N 43°53'14"W	51.66'				
L 12	N 27°20'55"W	10.01'				

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

93 MAY 25 PM 2:38

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Dauvergne*
DEPUTY

FEE 15.00 DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NELS SEVERTSON IS THE OWNER 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 AND THE EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC.

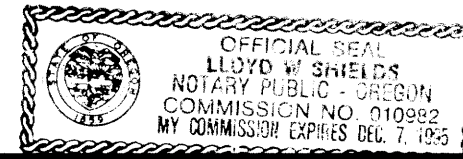
Nels Severtson
NELS SEVERTSON

ACKNOWLEDGEMENT:

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }
ON THE 21 DAY OF May 1993, BEFORE ME
PERSONALLY APPEARED NELS SEVERTSON AND ACKNOWLEDGED
THAT HE EXECUTED THIS INSTRUMENT OF HIS OWN FREE WILL.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE
WRITTEN

Lloyd W. Shields
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES ON THE 7 DAY OF Dec 1995



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THAT PORTION OF INST. NO. 75-1519 INSIDE THE CITY LIMITS OF THE CITY OF CANYONVILLE INTO THREE PARCELS. THE SURVEY WAS CONTROLLED BY M 65-23 & M 55-21. THE SURVEY WAS PERFORMED BY K. DEGROOT, L. FANNING AND M. DIXON USING A LIETZ SET 4 TOTAL STATION. THE DRAFTING WAS PERFORMED BY G. BAUGHMAN AND COMPUTATIONS BY K. DEGROOT.

APPROVALS

CITY OF CANYONVILLE:

James O. Deaton 5/21/93
CITY RECORDER DATE

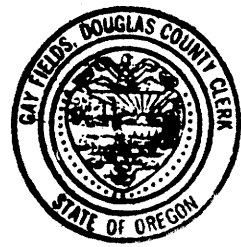
Janet L. Moore 5/21/93
CITY PLANNING COMMISSION DATE

Janet L. Moore 5-24-93
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 25th DAY May 1993

IN VOLUME 1237 PAGE

GAY FIELDS, County Clerk
COUNTY CLERK
By *Nancy R. Dauvergne* Deputy 93-10842



1993 - 0030