

LAND PARTITION MAP

SECTIONS 17, 20, 21, 28 & 29 TOWNSHIP 22 SOUTH, RANGE 5 WEST, W.M.
DOUGLAS COUNTY, OREGON JUNIPER 22-5-17 TRACT

OWNER: JUNIPER PROPERTIES LIMITED PARTNERSHIP
PO BOX 1127 ROSEBURG, OREGON 97470

PARTITIONER: LONE ROCK TIMBER COMPANY
PO BOX 1127 ROSEBURG, OREGON 97470

INSTRUMENT NO.: 89-18044, PARCELS 77, 89, 90, 94, & 95
RECORDS DOUGLAS COUNTY OREGON

WATER RIGHTS ARE NOT APPURTENENT FOR THESE PARCELS

WATER SUPPLY: UNDERGROUND SPRING FED TANK

SEWER FACILITY: ON SITE SEPTIC SYSTEM AS SHOWN ON MAP 1.

TAX LOTS: SECTION 17-TL 300, SECTION 20-TL 100
SECTION 21 & 28-TL 500 & 600, SECTION 29-TL 100

ZONING CLASSIFICATION: FF & FG

COMP PLAN DESIGNATION: FFT & AGG

RESOURCE MANAGEMENT EASEMENT FILED IN DOUGLAS COUNTY RECORDS
91-00510 BOOK 1124 PAGE 260, ARE APPURTENENT TO THESE PARCELS

SURVEYORS CERTIFICATE

I, KEN HOFFINE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER ADJUMENTS PARCEL 2 AS SHOWN ON THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

Ken W. Hoffine 7/27/93
KEN W. HOFFINE PLS#2291 DATE

BEGINNING AT A 5/8" IRON ROD WHICH BEARS S71°21'46"E, 1092.92 FEET FROM THE SOUTH WEST CORNER OF THE WARREN N. GOODSELL DONATION LAND CLAIM NUMBER 40, THENCE EAST 479.67 FEET TO A 5/8" IRON ROD, THENCE N7°00'00"E, 180.00 FEET TO A 5/8" IRON ROD, THENCE WEST 506.79 FEET TO A 5/8" IRON ROD, THENCE S1°39'45"E, 178.73 FEET TO THE PLACE OF BEGINNING, LOCATED IN SECTION 17 OF TOWNSHIP 22 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CONTAINING 2.02 ACRES

PARCEL 3 IS SHOWN BY PROJECTED LINES AND CORNER LOCATIONS FROM FILED SURVEY #86-19, DOUGLAS COUNTY SURVEY OFFICE. PARCEL 3 WAS NOT SURVEYED BY ME OR THE PROJECTED ADJUMENTS RECOVERED BY ME.

EASEMENTS: A RIGHT-OF-WAY LIMITED TO FORTY FEET IN WIDTH FOR CONSTRUCTION AND MAINTENANCE FOR A POWERLINE TO DOUGLAS ELECTRIC COOPERATIVE, INC. AND MORE FULLY DESCRIBED IN VOLUME 270 AND PAGE 252.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITION OF 2.02 ACRE PARCEL 2 FROM UNSURVEYED APPROXIMATELY 947 ACRE PARCEL 1. PARCEL 3 WAS CONVEYED TO THE CITY OF DRAIN IN 1980 WITHOUT PROPER PLANNING DEPT. APPROVAL. THIS CONVEYANCE WAS PRIOR TO JUNIPER PROPERTIES ACQUIRING PARCEL 1 IN 1989. SURVEY #86-19 FILED WITH THE DOUGLAS COUNTY SURVEYORS OFFICE PROPERLY REFERENCES THE ADJUMENTS SET FOR PARCEL 3 WHICH I DID NOT SURVEY OR RECOVER ADJUMENTS. THE BASIS OF BEARING IS FROM THE SW CORNER OF DLC #40 TO AN IRON ROD WITH ALUMINUM CAP ON THE R/W CORNER OF FIR STREET AND COUNTY ROAD NO. 24-A. THE SAME USED FOR COUNTY SURVEYS #87-50, RA 3-49 AND RA 3-39. THE WEST LINE OF PARCEL 2 WAS BASED ON FOUND IRON RODS AND AN EXISTING FENCE LINE FROM WHICH WE SET AN IRON ROD ADJACENT TO AN EXISTING FENCE POST CORNER. THE SURVEY WAS DONE WITH A LIETZ SET 2 TOTAL STATION WITH GARY ANGIOLET AND PAT KELLY ASSISTING ME.

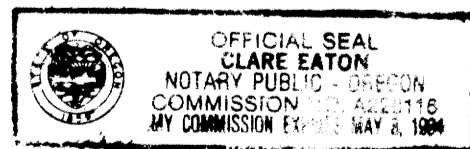
OWNER DEVELOPER CERTIFICATE:

AS OWNER AND DEVELOPERS OF THE LAND BEING DEVELOPED, I HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THE PLAT.

GENERAL PARTNER
JUNIPER PROPERTIES LTD PARTNERSHIP
P.O. BOX 1127
ROSEBURG, OREGON 97470

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

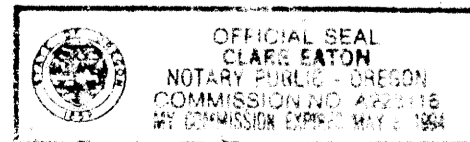
BEFORE ME: *Clare Eaton*
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 5-8-94



Bill Ewing
CITY OF DRAIN

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Clare Eaton*
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 5-8-94



DATE: DEC 1992

APPROVALS:

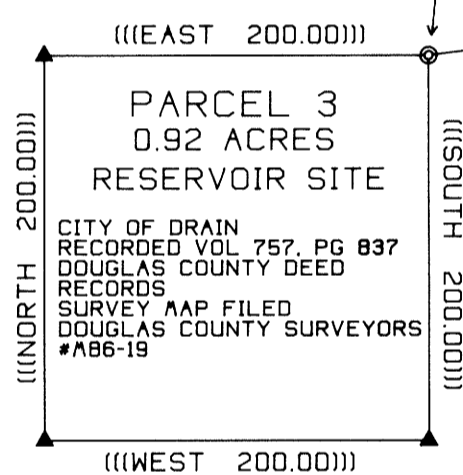
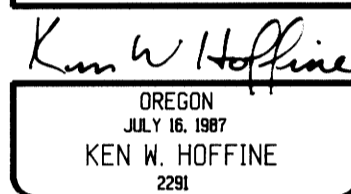
Keith L. Cubie * 7/29/93
DOUGLAS COUNTY PLANNING DIRECTOR DATE
P/D #92-367

Jerry E. Moman 7-29-93
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
PRELIMINARY PLANNING #P87

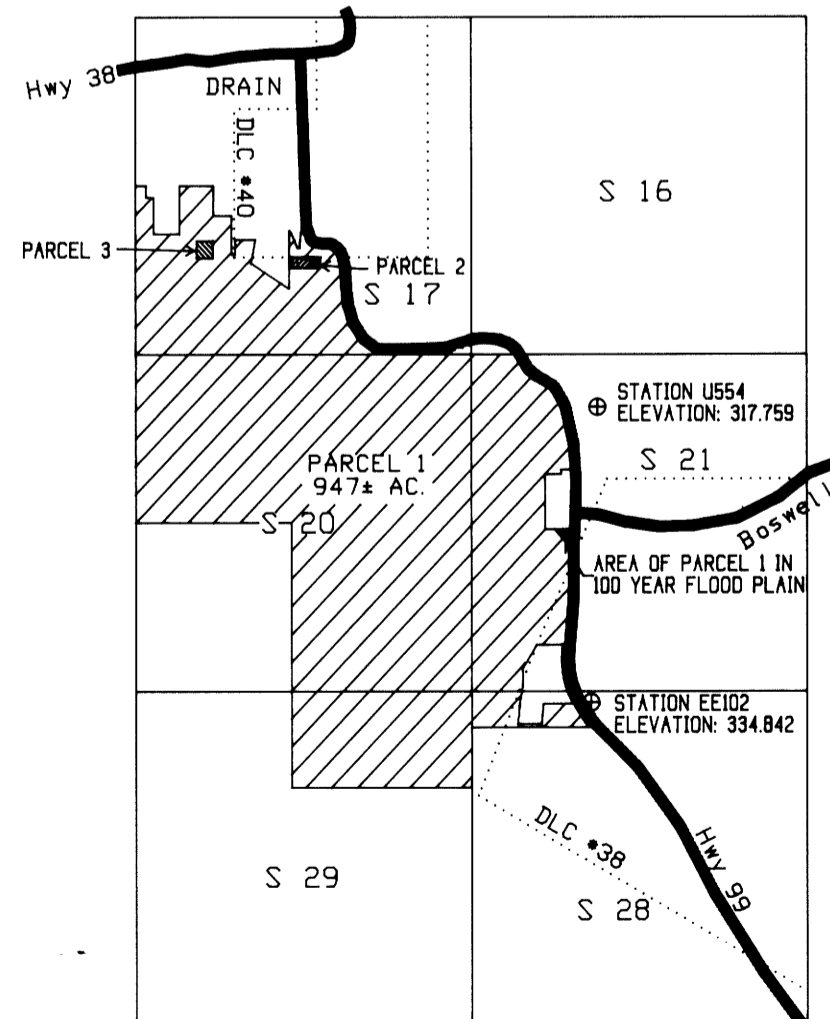
FILED THIS 29th DAY OF July 1993

GAY FIELDS, County Clerk

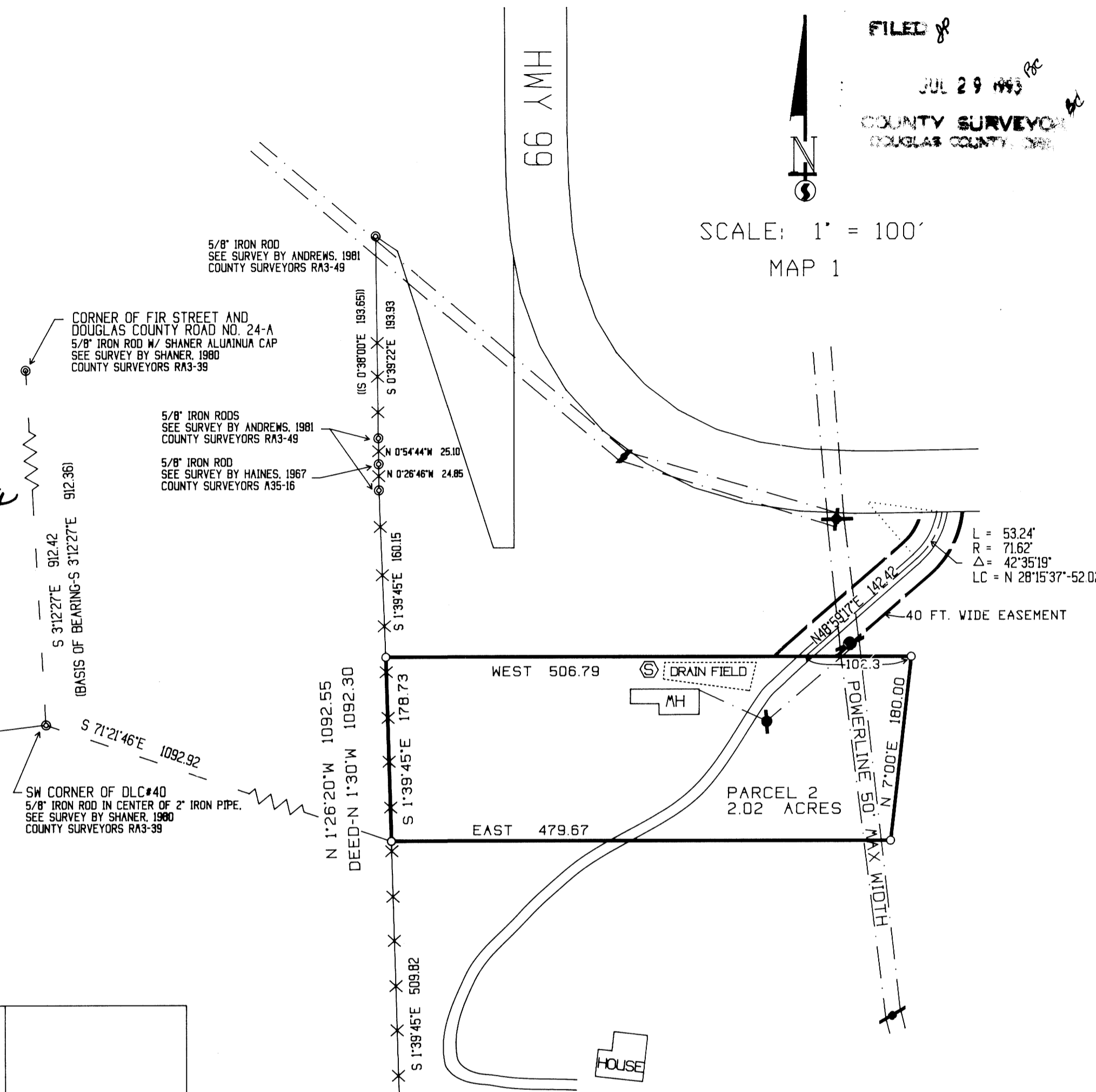
COUNTY CLERK by *Nancy R. Davenport, Deputy*



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 JUL 29 PM 2:13,
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Davenport*
DEPUTY
FEE \$P
93-15498



VICINITY MAP
SCALE: 1" = 3000'



LEGEND

- ⊙ - FOUND ADJUMENT
- - SET 5/8" BY 40" IRON ROD WITH PLASTIC CAP INSCRIBED PLS 2291
- ▲ - PROJECTED ADJUMENTS-RECORD SURVEY FILED DOUGLAS COUNTY #86-19
- ⊕ - VERTICAL CONTROL DISKS SET IN CONCRETE CULVERT HEADWALLS. FILED DOUGLAS COUNTY SURVEYORS
- - PARCEL 2 PROPERTY LINES
- - - - PROJECTED LINES
- - - - COUNTY ROAD 60' R/W
- - - - EXISTING GRAVEL ROAD
- MH - EXISTING AOBILE HOME
- ⊙ - SEPTIC TANK
- + — - POWER LINE POLE
- × × - EXISTING FENCE LINES
- - - - EASEMENT R/W LIMITS
- - - - ROAD EASEMENT CENTERLINE
- - CURVE RADIUS LINES
- () - BRUCE SHANER RECORD SURVEY FILED DOUGLAS COUNTY RA3-39
- () - JAMES ANDREWS RECORD SURVEY FILED DOUGLAS COUNTY RA3-49
- () - HAROLD A. LEEDON RECORD SURVEY FILED DOUGLAS COUNTY #86-19

FILED
JUL 29 1993
COUNTY SURVEYOR
DOUGLAS COUNTY

SCALE: 1" = 100'
MAP 1

L = 53.24'
R = 71.62'
Δ = 42°35'19"
LC = N 28°15'37"-52.02'

1993 - 0049

1993 - 0049