

LAND PARTITION PLAT
IN THE SW 1/4, SECTION 2,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
17 JAN 1994 SCALE: 1 inch : 50.0 feet

- LEGEND:
- Found 5/8" Iron Rod or as noted.
 - ⊙ Found 1 1/4" Iron Pipe
 - Found 1/2" Iron rod
 - Found 3/4" Iron Pipe
 - Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
 - △ Calculated Point, No Monument Set.

- RECORD INFORMATION:
- () Survey C.S. 55/102-3
 - (()) Survey M 58-75 (MLP 76-167)
 - [] Survey M 63-27

OWNER/PARTITONER: Ronald F. & Catherine M. Shaul
P.O. Box 1509
Winston, OR 97496

SEWER: Green Sanitary District

WATER: Roberts Creek Water District

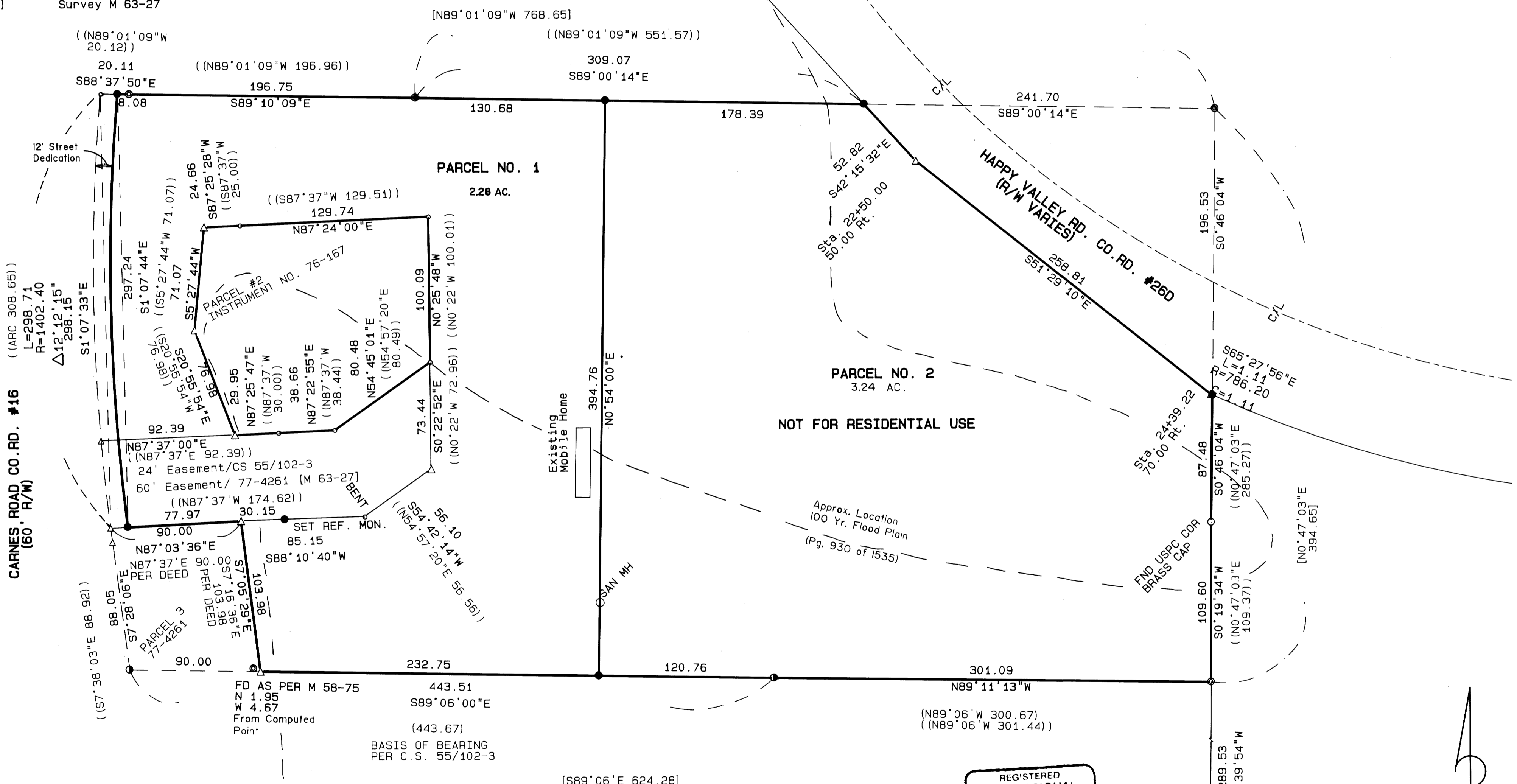
ZONING: Suburban and Single-Family Residential
Medium Industrial

COMP. PLAN: High Density and Limited Hazard Residential
Industrial

PLANNING FILE NO: 93-279

NO WATER RIGHTS OF RECORD

SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096



CARNES ROAD CO. RD. #16
(60' R/W)

((ARC 308.65))
L=298.71
R=1402.40
Δ12'12"15"
298.15

12' Street
Dedication

PARCEL NO. 1
2.28 AC.

PARCEL NO. 2
3.24 AC.

NOT FOR RESIDENTIAL USE

Approx. Location
100 Yr. Flood Plain
(Pg. 930 of 1535)

Existing
Mobile Home

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimburger
OREGON
JULY 15, 1987
MARK A. HEIMBURGER
2287

Exp. 6/95

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



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 IN THE SW 1/4, SECTION 2,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
 17 JAN 1994

APPROVALS

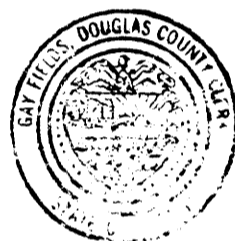
Approved: JANUARY 24
 1994
 By Keith L. Cubic
 Douglas County Planning Director

Approved: 1-23-94
 1994
 By Sam E. Moman DEPUTY
 Douglas County Surveyor

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: April 5, 1994
 1994
 By Anne E. Schroeder
 Douglas County Tax Collector

Filed this 5th day of April, 1994
 By GAY FIELDS, County Clerk Shain G. Burnett
 Douglas County Clerk 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
 94 APR -5 PM 2:07

GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 By Shain G. Burnett
 DEPUTY

FEE PP

94-08325

NARRATIVE

The purpose of this plat is to show the partitioning of the property described in Deed Reference No. 94-05759 of the Deed Records of Douglas County in conformance with a tentative plan shown in Douglas County Planning Commission's File No 93-279.

The northerly and easterly exterior boundary lines were determined by the monuments found as shown on the annexed map and Douglas County Public Works Road Plans for Happy Valley Road (#26D) dated 1992. The westerly boundary line along Roberts Creek was calculated using record distances from the Deed. The easterly Right-Of-Way line of Carnes Road was computed by holding the pin at the northwest corner of the subject property and holding the monument found at the southwest corner of Parcel 3 of the Partition shown as M63-27, Instrument Number 77-4261 using the record distances as per the Deed.

The Partition Line as per the Preliminary Partition as filed with Douglas County Planning Department, File No. 93-279.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Ronald F. and Catherine M. Shaul, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they 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 of record.

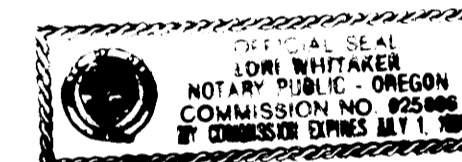
Ronald F. Shaul
 Ronald F. Shaul
Catherine M. Shaul
 Catherine M. Shaul

ACKNOWLEDGEMENT:

State of Oregon)
 County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 19th day of Jan., 1994, before me a Notary Public in and for said State and County, did personally appear Ronald F. and Catherine M. Shaul, 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.

Lori Whitaker
 Notary Public, State of Oregon



SURVEYOR'S AFFIDAVIT

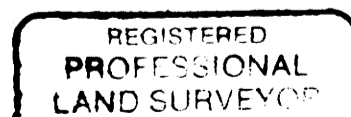
I, Mark A. Heimburger, being duly sworn, depose and say that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 1 1/4" iron pipe from which the southeast corner of Lot 1, Green Valley Orchard Tracts as recorded in Volume 4, Page 69, of the Plat records of Douglas County, bears S0°39'54"W 289.53 feet; thence N0°19'34"E 109.60 feet along the east line of said Lot 1 to a U.S. Plywood Company Brass Cap; thence continuing along said east line of Lot 1 N0°46'04"E 87.48 feet to a 5/8" iron rod on the southerly Right-Of-Way of Happy Valley Road (County Road Number 26D); thence leaving said east line and continuing along said southerly Right-Of-Way line the following: along the arc of a 786.20 foot radius curve to the right, (the Long Chord of which bears N65°27'56"W 1.11 feet) 1.11 feet, N51°29'10"W 258.81 feet and N42°15'32"W 52.82 feet to a 5/8" iron rod on the north line of said Lot 1; thence leaving said southerly Right-Of-Way and continuing along said north line the following: N89°00'14"W 309.07 feet to 1 1/4" iron pipe, N89°10'09"W 196.75 feet to a 1 1/4" iron pipe and N88°37'50"W 8.08 feet to a 5/8" iron rod on the easterly Right-Of-Way line of Carnes Road (County Road Number 16); thence leaving said north line of Lot 1 and continuing along said easterly Right-Of-Way line along the arc of a 1390.40 foot radius curve to the left (the Long Chord of which bears S1°07'44"E 297.24 feet) 297.81 feet to a 5/8" iron rod on the north line of Parcel 3 of Land Partition M 63-27 as recorded in instrument number 77-4261 of the records of the Douglas County Clerks Office; thence leaving said easterly Right-Of-Way line and continuing along said north line of Parcel 3 N87°03'36"E 77.97 feet to the northeast corner thereof; thence S7°05'29"E 103.98 feet to the southeast corner of said Parcel 3; thence S89°06'00"E 443.51 feet to a 3/4" iron pipe; thence S89°11'13"E 301.09 feet to the Point of Beginning.

EXCEPTING that property described as Parcel 2, of instrument number 76-167 as recorded in the Douglas County Book Of Deeds.

Subject property containing 5.52 acres more or less, all lying in Lot 1, Green Valley Orchard Tracts, in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Mark A. Heimburger
 Mark A. Heimburger



Mark A. Heimburger
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARK A. HEIMBURGER
 2297

Exp 6/95

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

1994 - 0025 B

1994 - 0025 B