

# A LAND PARTITION & BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NE & NW 1/4 SEC. 34, AND THE  
NE & NW 1/4 SEC. 35, T27S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100'

MARCH 1994

PREPARED BY:  
BTS SURVEYING INC.  
431 S.E. MAIN STREET  
ROSEBURG, OR 97470  
(503) 673-0966

PREPARED FOR:  
DEAN & CINDY SANDERS  
16634 DIXONVILLE RD.  
ROSEBURG, OR. 97470

PLANNING FILE # 93-049

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERTA KESTER LIVING TRUST IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED MAP.

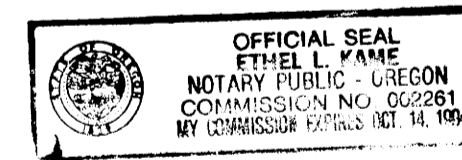
*Lorene D. Sanders*  
LORENE D. SANDERS, TRUSTEE

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31 DAY OF March, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LORENE D. SANDERS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT SHE 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.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF March 1994  
*Ethel L. Hamer*  
NOTARY PUBLIC, STATE OF OREGON



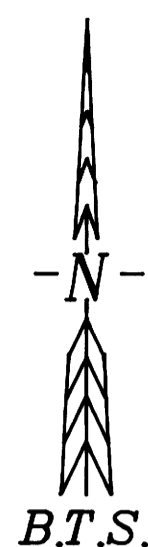
### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF PROPERTY AS DESCRIBED IN INST. # 91-17315 INTO TWO PARCELS OF 1.39 ACRES AND 373.74 ACRES AND TO ADJUST THE NORTH BOUNDARY ALONG THE 1.39 ACRE PARCEL. THE SURVEY WAS BASED ON FOUND MONUMENTS PER M75-40. THE SURVEY WAS PERFORMED BY L. FANNING & M. DIXON USING A LIETZ SET 4 TOTAL STATION. COMPUTATIONS: K. DEGROOT & L. FANNING DRAFTING B. WARREN

### SURVEYOR'S CERTIFICATE:

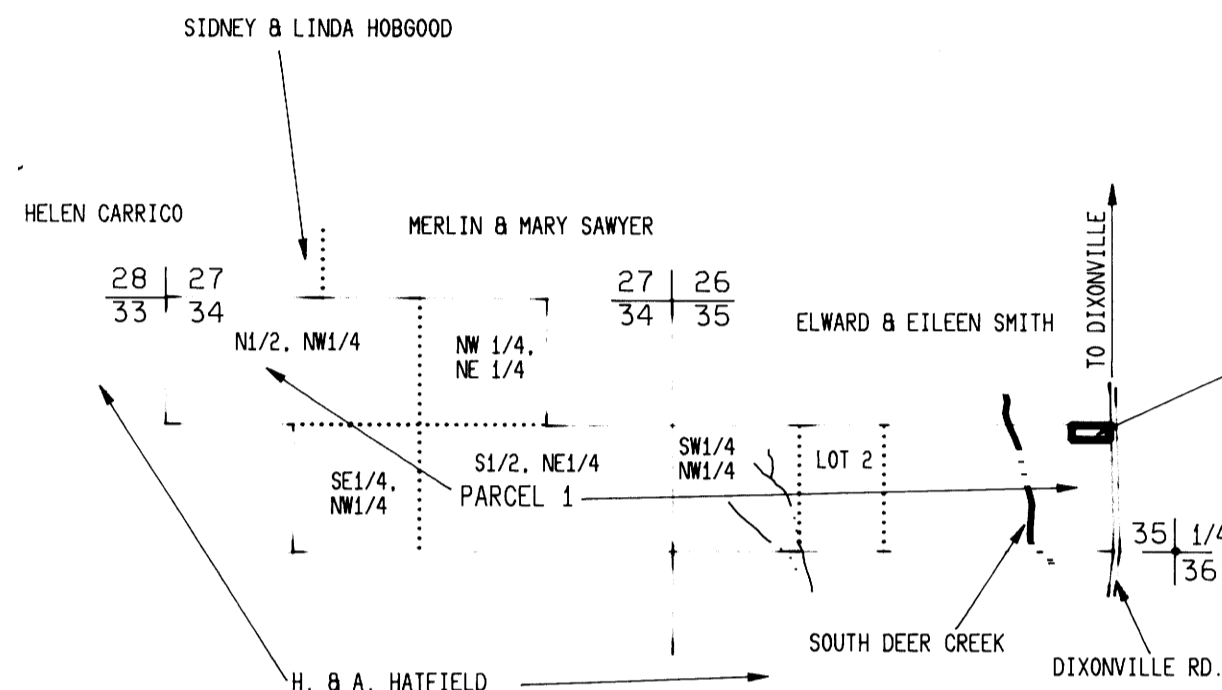
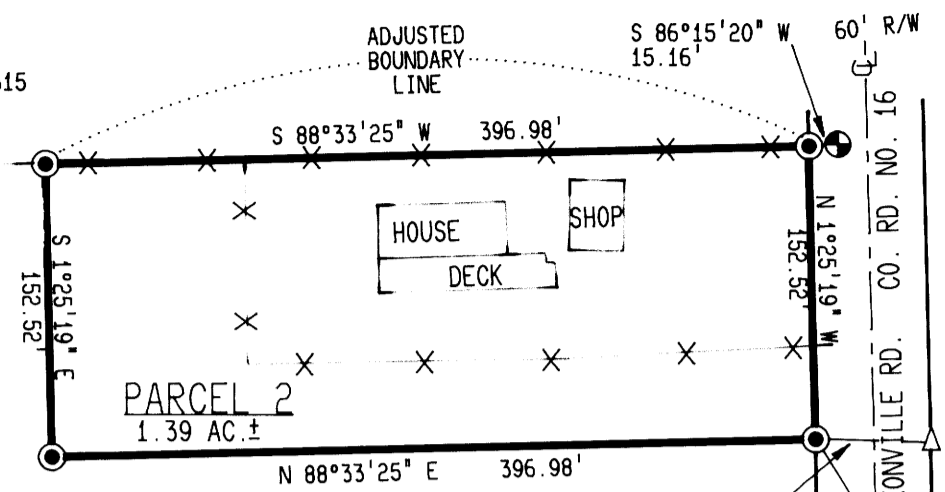
I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT ACCOMPANYING LAND PARTITION MAP, BEING CORRECTLY PLATTED AND CREATED FROM EXISTING SURVEYS AND SET MONUMENTS OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: A PARCEL OF LAND LOCATED IN SECTION 34 AND SECTION 35, T27S, R5W, W.M., AS DESCRIBED IN A DEED TO ROBERTA KESTER, TRUSTEE OF THE ROBERTA KESTER LIVING TRUST, RECORDED IN INST. # 91-17315 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

*Kristian O. Degroot*  
KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941



ELWARD & EILEEN SMITH

INST. # 91-17315



### APPROVALS:

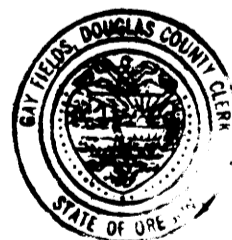
*Keith L. Cubie* 4/4/94  
PLANNING DIRECTOR DATE

*Jerry E. Morrison* 4-20-94  
COUNTY SURVEYOR DEPUTY DATE

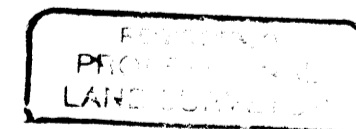
FILED THIS 21st DAY OF April 1994, BY GAY FIELDS, County Clerk  
COUNTY CLERK  
by *Nancy R. Davenport*, Deputy

TAX COLLECTOR CERTIFICATE:  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Vickey Imperiani* 4-21-94  
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE



94-09687



*Kristian O. Degroot*



EXPIRES: 12-31-95

### LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FD. AS NOTED
- ⊕ = SET 8" x 36" CONCRETE MONUMENT WITH A 2" BRASS DISC STAMPED "SANDERS EL. 661.61 1994 PLS 1941"
- Δ = COMPUTED POINT, NOT SET
- ( ) = RECORD CALLS PER M75-40

### ZONING AND UTILITIES:

ZONE: FG & FF  
COMP. PLAN: AG. GRAZING & FARM FOREST TRANSITIONAL  
WATER: WELL  
EXISTING WATER RIGHT: CERTIFICATE # 34137  
SEWER: SUB-SURFACE

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE