

APPROVALS:

Keith L. Cubie
COUNTY PLANNING DIRECTOR
Janet R. Sundean
COUNTY SURVEYOR

7/28/94
DATE
7/29/94
DATE



A LAND PARTITION
LOCATED IN THE NW 1/4 AND SW 1/4 OF SEC. 6, T24S, R5W, W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 400' APRIL 1994

FILED THIS 11th DAY OF AUGUST 1994, BY GAY FIELDS, County Clerk,
COUNTY CLERK

94 AUG 18 AM 8:21 94-18432

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder
DOUGLAS COUNTY TAX COLLECTOR

8/11/94
DATE

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

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY GAY FIELDS, COUNTY CLERK

DEPUTY

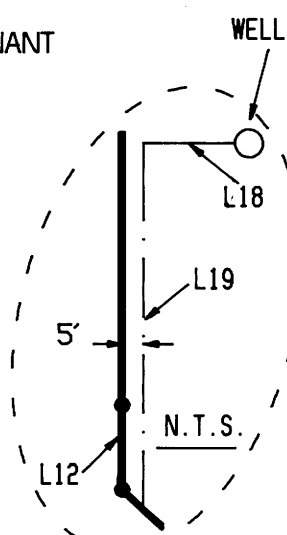
FEE PP

LEGEND:

- = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M49-38
- < > = RECORD CALLS PER M75-10
- [] = RECORD CALLS PER M64-1

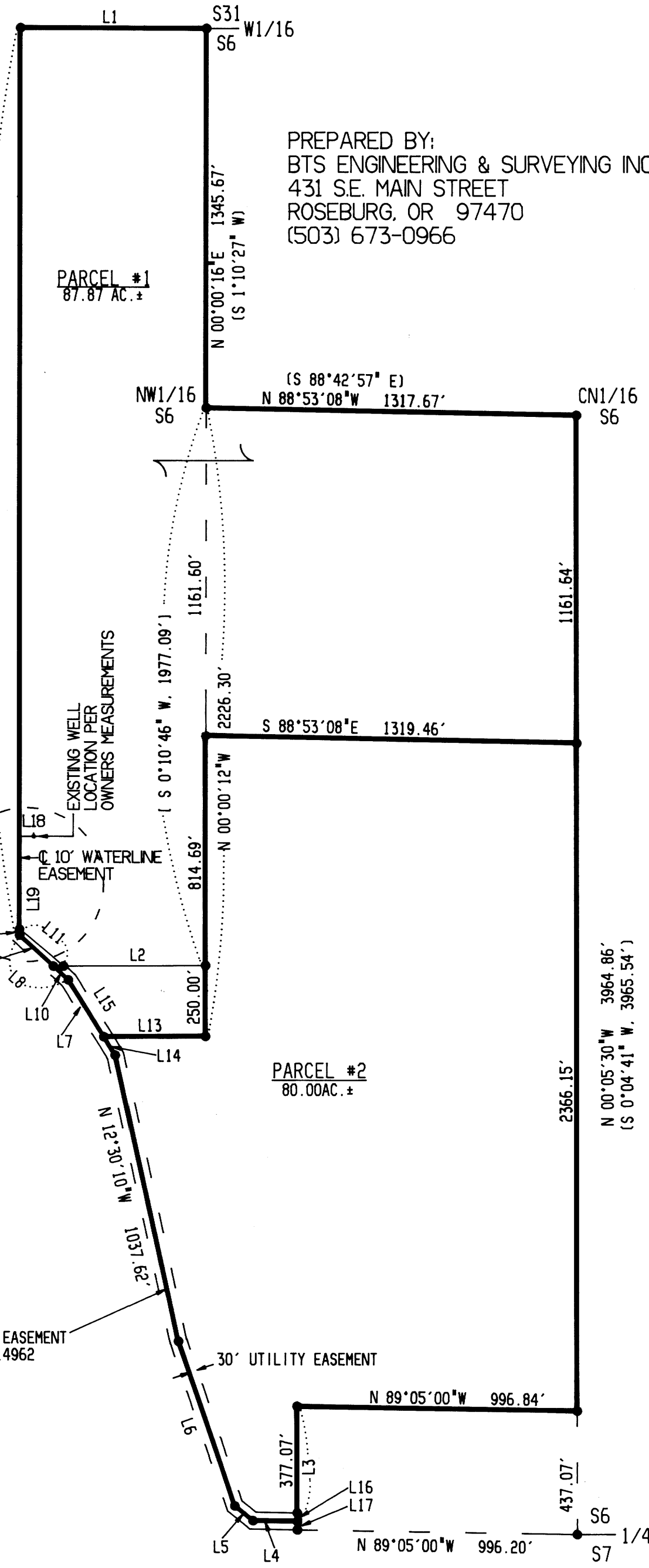
ZONING AND UTILITIES:

- ZONE: FF
- COMP. PLAN: FARM FOREST - TRANSITIONAL
- WATER: WELL
- SEWER: SUB-SURFACE
- EXISTING WATER RIGHT: NONE APPURTENANT
- PLANNING FILE NO. 94-022



LINE	BEARING	DISTANCE	RECORD
L 1	N 89°51'24"W	659.65'	(S 89°41'13"E)
L 2	S 89°40'45"W	502.90'	(S 89°53'52"W 503.04')
L 3	S 00°10'25"E	407.08'	
L 4	N 89°05'00"W	157.53'	
L 5	N 50°58'34"W	82.92'	
L 6	N 19°00'20"W	616.97'	
L 7	N 32°05'00"W	313.30'	
L 8	N 47°32'07"W	234.70'	
L 9	S 47°32'07"E	162.58'	
L 10	S 47°32'07"E	72.12'	
L 11	N 49°59'50"W	204.51'	(N 49°51'08"W)
L 12	S 00°00'07"E	21.90'	
L 13	S 89°40'45"W	360.86'	
L 14	N 32°05'00"W	76.89'	
L 15	N 32°05'00"W	236.41'	
L 16	N 00°10'25"W	30.01'	
L 17	N 00°10'25"W	30.01'	
L 18	S 89°49'53"W	45.00'	
L 19	S 00°00'07"E	334.24'	

RACCOON DRIVE,
60' ROADWAY EASEMENT
INST. NO. 71-14962



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

PREPARED FOR:
CHARLES & LAURA COOPER
691 RACCOON DRIVE
OAKLAND, OR. 97462

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT NANCY B. EATON IS THE OWNER OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED MAP AND HEREBY DEDICATE THE UTILITY EASEMENT SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER.

Charles F. Cooper
Laura M. Cooper

CONSENT AFFIDAVIT:

A PARTITION PLAT CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY NANCY B. EATON IS ON FILE IN BOOK 1313 PAGE 96 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

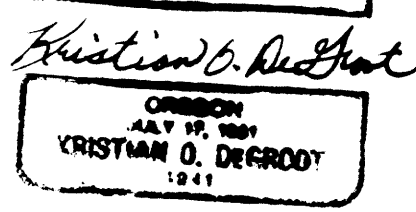
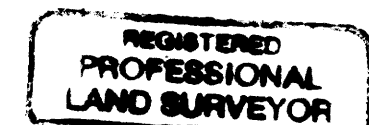
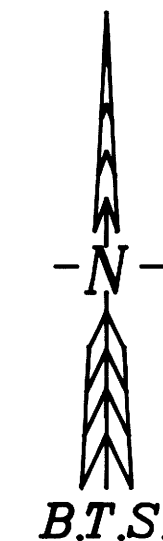
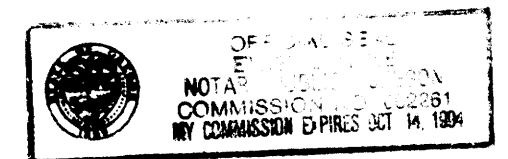
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF July 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES F. COOPER AND LAURA M. COOPER, 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 HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF July 1994

Notary Public, State of Oregon



EXPIRES: 12-31-95

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY PLATTED THE ACCOMPANYING LAND PARTITION PLAT FROM EXISTING SURVEYS ON FILE AS M 49-38, M 64-1 AND M 75-10 IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE RECORDS, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: ALL THAT REAL PROPERTY DESCRIBED IN INST. NO. 93-15454 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. I, FURTHER DEPOSE AND SAY THAT I HAVE NOT SURVEYED THE LANDS REPRESENTED ON THE ACCOMPANYING LAND PARTITION PLAT AND MAKE NO CERTIFICATION AS TO THE CORRECTNESS OF THE BEARINGS, DISTANCES AND AREAS SHOWN THEREON.

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

94-18432
94-17998