

A LAND PARTITION

LOCATED IN THE SW 1/4 OF SEC. 13, T26S, R4W, W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 50' JULY, 1994

LEGEND:

- ⊙ = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BAUGHMAN TECH. SERV." UNLESS NOTED OTHERWISE
- ⊙ = FD. AS NOTED
- () = RECORD CALLS PER M114-18
- < > = RECORD CALLS PER M20-51
- [] = RECORD CALLS PER M98-74
- (()) = RECORD CALLS PER M10-27

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
54 NOV -2 PM 2:18
GAY FIELDS
DOUGLAS COUNTY CLERK

ZONING AND UTILITIES:

ZONE: IR
COMP. PLAN: RURAL COMMITTED ONE ACRE - RCI
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLLEYLD SEWER DISTRICT
EXISTING WATER RIGHT: NONE APPURTENMENT
PLANNING FILE NO. 93-037

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

PREPARED FOR:
MATT J. AND TERESA M. ROYSTON
P.O. BOX 549
GLIDE, OR. 97443
&
JOSEPH P. ALVERNAZ, TRUSTEE
THE ALVERNAZ FAMILY TRUST
141 SINGLE TREE LANE
ROSEBURG, OREGON 97470

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE ALVERNAZ FAMILY 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.

Joseph P. Alvernaz, Trustee Linda L. Alvernaz Trustee
JOSEPH P. ALVERNAZ, TRUSTEE LINDA L. ALVERNAZ, TRUSTEE

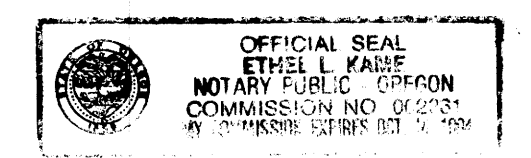
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF July, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOSEPH P. & LINDA L. ALVERNAZ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT THEY 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 25 DAY OF July, 1994

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



APPROVALS:

Keith L. Cubie
COUNTY PLANNING DIRECTOR

7/28/94
DATE



Sammy E. Morrison
COUNTY SURVEYOR DEPUTY

9-22-94
DATE

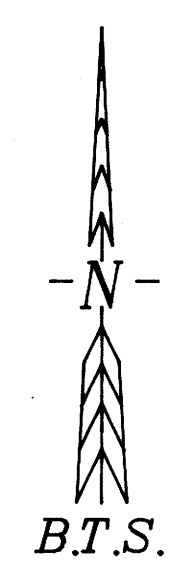
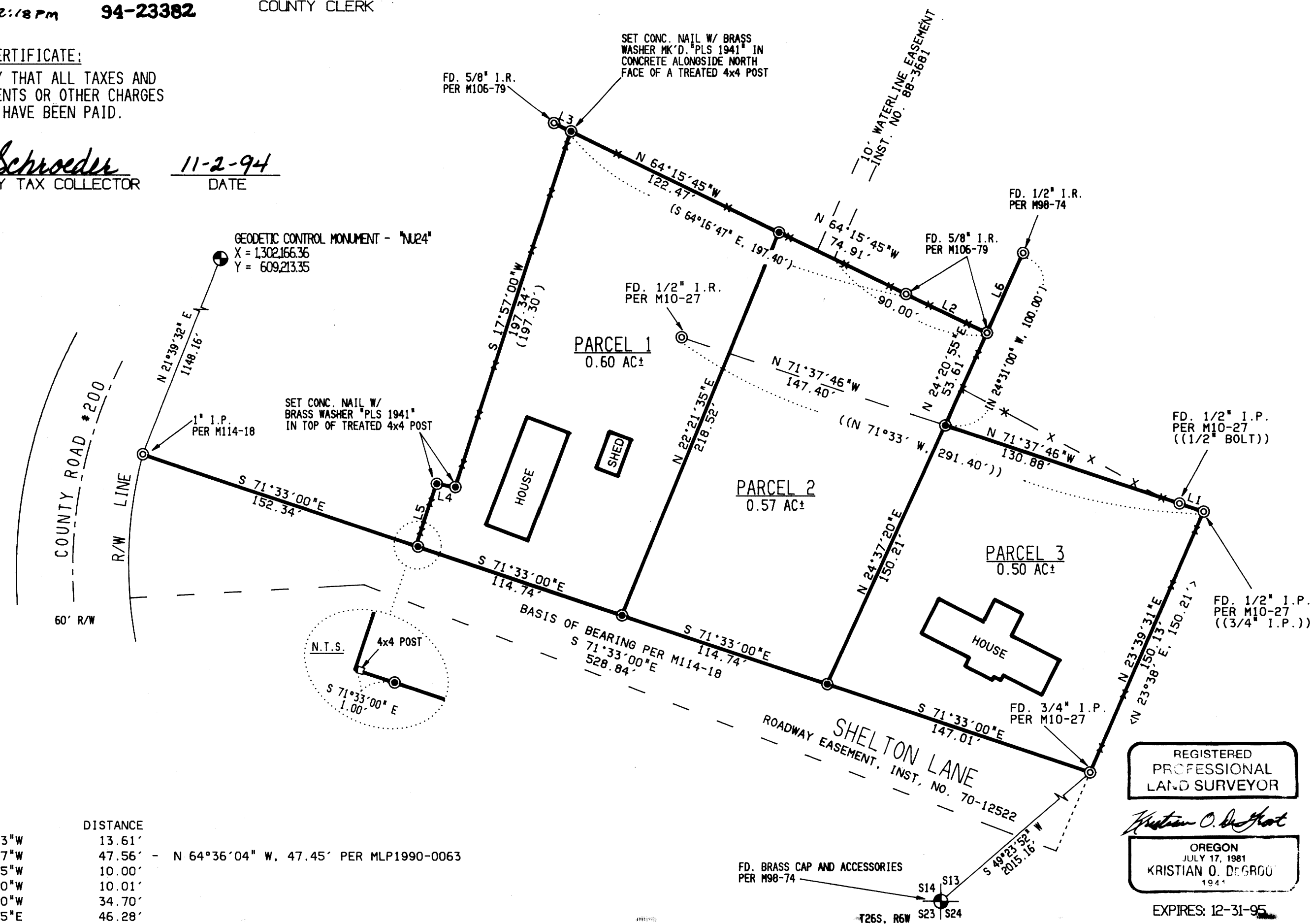
FILED THIS 2nd DAY OF November 1994, BY GAY FIELDS, County Clerk
2:18 PM 94-23382 COUNTY CLERK

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

11-2-94
DATE



LINE	BEARING	DISTANCE
L 1	N 71°29'23"W	13.61'
L 2	N 64°29'07"W	47.56'
L 3	N 64°15'45"W	10.00'
L 4	N 80°16'00"W	10.01'
L 5	S 18°26'00"W	34.70'
L 6	N 24°20'55"E	46.28'

N 64°36'04" W, 47.45' PER MLP1990-0063

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 94-15664 OF THE RECORDS OF DOUGLAS COUNTY, OR AS PER APPROVAL GRANTED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 93-037. THE BASIS OF BEARING WAS MONUMENTS PER M10-27, M20-51 AS FOUND PER M114-18. THE WESTERLY END OF THIS LINE IS MONUMENTED WITH A 1" IRON PIPE SET OVER THE ORIGINAL M20-51 STEEL TUBE AND NOT A 5/8" IRON ROD AS LISTED UNDER M114-18. THE MONUMENTS ALONG THE WEST LINE ESTABLISHED UNDER M114-18 WERE ALL DESTROYED DURING FENCE CONSTRUCTION. I REESTABLISHED THE WEST LINE PER M114-18. THE WESTERLY PORTION OF THE NORTH LINE WAS FOUND PER M106-79. MONUMENTS PER M10-27 CONTROLLED THE EAST LINE AND THE EASTERLY PORTION OF THE NORTH LINE. THE INTERIOR 'L' CORNER ON THE NORTH LINE WAS SET AT THE INTERSECTION OF THE NORTH LINE OF M10-27 AND THE EAST LINE OF M98-74. SURVEY WAS PERFORMED BY KRIS DEGROOT AND STEVE BRAZIL USING A LEITZ SET 5 TOTAL STATION COMPUTATIONS BY KRIS DEGROOT. DRAFTING BY B. WARREN

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, 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 A 5/8" IRON ROD FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24, T26S, R4W, W.M. BEARS S 49°23'52" W, 2015.16 FEET; THENCE N 71°33'00" W, 376.50 FEET TO A POINT; THENCE N 18°26'00" E, ALONG AN EXISTING FENCE LINE, 34.70 FEET TO A BRASS WASHER AND CONCRETE NAIL IN A 4x4 FENCE POST; THENCE S 80°16'00" E, ALONG AN EXISTING FENCE LINE, 10.01 FEET TO A BRASS WASHER AND CONCRETE NAIL IN A 4x4 FENCE POST; THENCE N 17°57'00" E, ALONG AN EXISTING FENCE LINE, 197.34 FEET TO A BRASS WASHER AND CONCRETE NAIL; THENCE S 64°15'45" E, ALONG AN EXISTING FENCE LINE, 197.38 FEET TO 5/8" IRON ROD; THENCE S 64°29'07" E, 47.56 FEET TO A 5/8" IRON ROD; THENCE S 24°20'55" W, 53.61 FEET TO A 5/8" IRON ROD; THENCE S 71°37'46" E, 130.88 FEET TO A 1/2" IRON PIPE; THENCE S 71°29'23" E, 13.61 FEET TO A 1/2" IRON PIPE; THENCE S23°39'31" W, ALONG AN EXISTING FENCE LINE, 150.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.67 ACRES, MORE OR LESS, LOCATED IN THE SW 1/4 OF SECTION 13, T26S, R4W, W.M., AND BEING THAT PROPERTY DESCRIBED IN INST. NO. 94-15664 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH AN APPURTENANT EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING ROAD AS RECORDED IN BOOK 456, PAGE 448, RECORDER'S NO. 70-12522, RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR WATER LINE PURPOSES AS RECORDED IN INST. NO. 88-3681 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
EXPIRES: 12-31-95

Kristian O. Degroot
KRISTIAN O. DEGROOT PLS NO. 1941

94-23382

COUNTY SURVEYORS FILE DAT.
DO NOT REMOVE FROM OFFICE