

LAND PARTITION LOCATED IN PART OF DONATION LAND CLAIM NO. 57 LOCATED IN SECTION 6, T. 27 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON

PARTITIONER: CARROLL L. & BEVERLY J. SENSABAUGH
LEGAL OWNER: ROSEBURG, OR. 97470

P.D. FILE NO. 93-312

WATER RIGHTS: NONE APPURTENANT

SURVEYED BY: ROBERT L. DOLAN
3614 NONPARIEL RD.
SUTHERLIN, OR. 97479

Legend: O FD. 5/8" IRON ROD W/ DO. CO. RD. DEPT. CAP OR AS NOTED

NOTE "A": THE NORTH LINE OF D.L.C. 57 WAS CONTROLLED BY AN EXISTING FENCE LINE.

NOTE "B": THE NE CORNER OF D.L.C. 57 WAS CONTROLLED BY AN EAST-WEST & NORTH-SOUTH FENCE INTERSECTION.

NOTE "C": THE RIGHT-OF-WAY OF CO. RD. NO. 13A WAS DETERMINED BY TYING THE EXISTING CENTERLINE. CURVES DO NOT CONFORM TO STANDARD CIRCULAR CURVES.

NOTE "D": THE INTERSECTION OF CO. RD. NO. 13 AND CO. RD. NO. 13A WAS DETERMINED BY TYING THE EXISTING CENTERLINE OF CO. RD. NO. 13A AND COMPUTING RIGHT OF WAY AT 55' FROM CENTERLINE. DETAIL "A" THE EXISTING R/W OF CO. RD. NO. 13 WAS COMPUTED TO A R/W WIDTH OF 45'. THE EASTERLY R/W OF CO. RD. 13A WAS INTERSECTED WITH THE R/W OF CO. RD. NO. 13.

DATE: OCTOBER 1994

SCALE: 1" = 200'

NUMBER OF PARCELS: 2

WATER: UMPQUA BASIN WATER

SEPTIC: SEPTIC SYSTEM

ZONING: FC-FG-RR

PLAN: AGC-AG64 R22

(REC.): RECORD DATA AS PER DOUGLAS COUNTY ROAD NO. 13 DRAWING SHT. 9 SEPT. 1970.

[REC.]: RECORD DATA AS PER M87-45.

((REC.)): RECORD DATA AS PER M.L.P. 1990-0010 A & B

[(REC.)]: RECORD DATA AS PER G.L.O. NOTES

APPROX. CURVE DATA

R = 920.03
Delta = 5° 56' 11"
D = 8° 13' 39" LT
30' R/W
LC = N 23° 36' 44" E 98.39'
ARC = 98.43'
35' R/W
LC = N 23° 36' 44" E 98.91'
ARC = 98.75'

APPROX. CURVE DATA

R = 1782.55'
Delta = 3° 38' 49"
D = 3° 12' 51" RT
30' R/W
LC = N 22° 41' 44" E 111.53'
ARC = 111.55'
35' R/W
LC = N 22° 41' 44" E 111.22'
ARC = 111.23'

APPROX. CURVE DATA

R = 510.03'
Delta = 26° 14' 28"
D = 11° 14' 02" RT
30' R/W
LC = N 14° 55' 15" E 217.93'
ARC = 219.85'
35' R/W
LC = N 14° 55' 15" E 215.66'
ARC = 217.56'

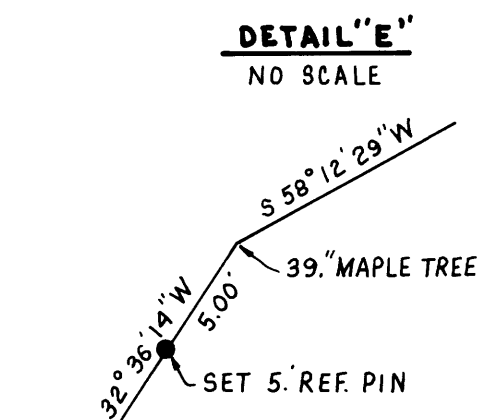
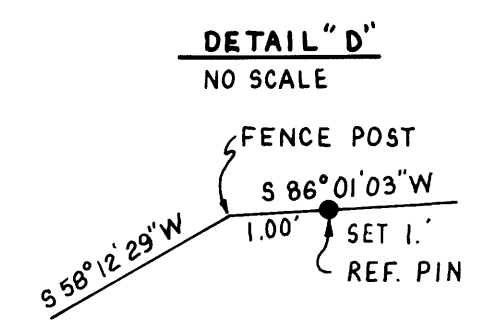
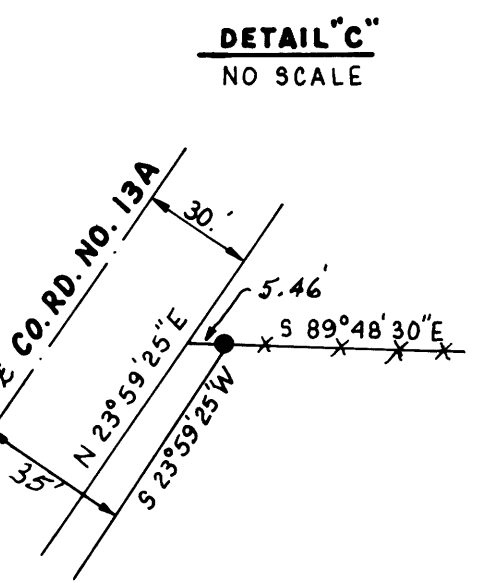
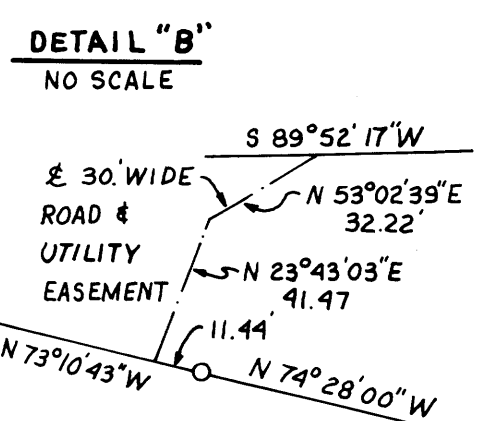
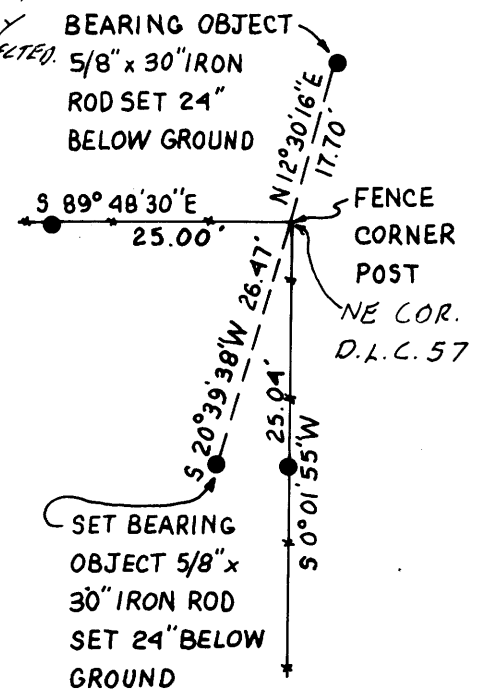
MELQUA RD.
CO. RD. NO. 13A

PARCEL 1
56.47 AC. ±

PARCEL 2
91.03 AC. ±

R/W DEDICATION TO DOUGLAS COUNTY BOOK 1330 PAGES 395 & 396
WAIVER OF OBJECTION TO TAXATION BOOK 1330 PAGES 398 & 399

- L1 - N 73° 10' 43" W 100.18'
L2 - N 67° 43' 41" W 64.81'
L3 - N 67° 43' 41" W 136.90'
L4 - N 76° 31' 22" W 32.45'
L5 - N 76° 31' 22" W 338.15'
L6 - N 74° 14' 33" W 111.07' ARC = 111.07'
L7 - N 80° 48' 13" W 39.54'
L8 - N 80° 48' 13" W 111.16'
L9 - N 70° 54' 08" W 205.23' ARC = 205.24'
L10 - N 70° 14' 28" W 187.77'
L11 - N 71° 33' 15" W 72.51' ARC = 72.52'
L12 - S 71° 32' 29" E 72.61' ARC = 72.61'
L13 - S 70° 08' 03" E 187.77'
L14 - S 71° 42' 58" E 314.57' ARC = 314.61'
L15 - N 23° 59' 25" E 129.48'
L16 - S 89° 48' 30" E 5.46'
L17 - S 23° 59' 25" W 131.73'
L18 - S 86° 06' 54" W 223.97'
L19 - S 55° 51' 59" E 499.29'
L20 - N 59° 02' 04" E 341.06'
L21 - S 86° 01' 03" W 223.74'
L22 - S 58° 12' 29" W 123.06'
L23 - S 32° 36' 14" W 169.51'
L24 - S 30° 58' 16" E 179.98'
L25 - S 59° 02' 00" W 241.59'
L26 - N 31° 04' 54" W 179.98'
L27 - N 59° 02' 04" E 241.94'



REGISTERED PROFESSIONAL LAND SURVEYOR
Robert L. Dolan
OREGON July 30, 1976
ROBERT L. DOLAN 1078
EXP. 12-31-95

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

95-04098
PG. 1 OF 2

LAND PARTITION LOCATED IN PART OF DONATION LAND CLAIM NO. 57 LOCATED IN SECTION 6, T.27S., R.6W., W.M., DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTION: PARCEL 3 OF M.L.P. 1990-0010 A & B LESS AND EXCEPTING A PARCEL OF LAND AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS BOOK 1330 P.395 & 396

NARRATIVE: LAND PARTITION LOCATED IN PART OF DONATION LAND CLAIM NO. 57, LOCATED IN SECTION 6, T.27S., R.6W., W.M., DOUGLAS COUNTY, OREGON. THE RIGHT-OF-WAY OF COUNTY ROAD NO. 13A (MELQUA RD.) WAS DETERMINED BY TYING THE EXISTING CENTERLINE. MONUMENTS SET AS SHOWN.

SURVEYOR'S CERTIFICATE: I, ROBERT L. DOLAN, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS SHOWN HEREON.

Signature of Robert L. Dolan, ROBERT L. DOLAN

INSTRUMENT: NIKON DTM-A10LG TOTAL STATION 11:47 A.M. 95-04098

FILED THIS 20th DAY OF FEBRUARY, 1994.

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

95 FEB 20 AM 11:47

GAY FIELDS DOUGLAS COUNTY CLERK

Signature of Gay Fields, DOUGLAS COUNTY CLERK BY DEPUTY

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Signature of Gay Fields, DEPUTY FEE PP

DECLARATION: WE, CARROLL L. AND BEVERLY J. SENSABAUGH, ARE THE LEGAL OWNERS OF THE LAND AS SHOWN HEREON AND HAVE CAUSED THE SAME, INCLUDING THE EASEMENTS AND RIGHT OF WAY DEDICATED TO DOUGLAS COUNTY SHOWN HEREON TO BE SURVEYED INTO PARCELS AS SHOWN HEREON.

Signature of Carroll L. Sensabaugh, CARROLL L. SENSABAUGH

Signature of Beverly J. Sensabaugh, BEVERLY J. SENSABAUGH

STATE OF OREGON COUNTY OF DOUGLAS

STATE OF OREGON COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 13, 1994 BY CARROLL L. SENSABAUGH.

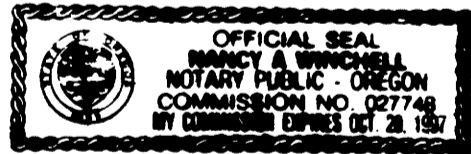
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 13, 1994 BY BEVERLY J. SENSABAUGH.

Signature of Nancy A. Winchell, NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/97.

Signature of Nancy A. Winchell, NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/97.



APPROVALS:

Signature of Keith L. Cubic, DOUGLAS COUNTY PLANNING DIRECTOR, DATE 2/14/95, P.D. FILE NO. 93-312

Signature of Janet R. Sundeen, DOUGLAS COUNTY SURVEYOR, DATE 2/28/95

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

Signature of Anne E. Schroeder, DOUGLAS COUNTY TAX COLLECTOR, DATE 2/28/95

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Robert L. Dolan

OREGON JULY 30, 1976 ROBERT L. DOLAN 1076

EXP. 12-31-95

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

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