

1995 - 0033

# LAND PARTITION

LOCATED IN THE W 1/2 OF SEC. 16, SEC. 17,  
AND THE N 1/2 SEC. 20, T26S, R5W, W.M.  
DOUGLAS COUNTY, OREGON  
SCALE: 1" = 400'  
OCTOBER 1994

SURVEYED BY:  
BTS ENGINEERING & SURVEYING INC.  
431 S.E. MAIN STREET  
ROSEBURG, OR 97470  
(503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:  
LANCE SHORT  
P.O. BOX 846  
WINCHESTER, OR. 97495

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STANLEY E. SHORT AND BRAUNDA SHORT ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT.

### ACKNOWLEDGMENT:

#### CONSENT AFFIDAVIT:

A PARTITION PLAT CONSENT AFFIDAVIT FOR THIS LAND PARTITION, SIGNED BY STANLEY E. SHORT AND BRAUNDA SHORT IS ON FILE IN BOOK 1347, PAGE 425 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

#### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 94-08918 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-361. PARCEL 1 WAS SURVEYED AND MONUMENTED UNDER THIS SURVEY. PARCEL 2 WAS NOT SURVEYED. THE WEST LINE OF PARCEL 2 IS COMPUTED AND PLOTTED 1/4 MILE WEST OF THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20 AS THE WEST LINE OF LOT 2, SECTION 20 AND THE WEST LINE OF THE EAST 1/2, WEST 1/2 OF SECTION 17 AND IS AN APPROXIMATE LOCATION ONLY. THE LOCATION OF THE NORTH UMPQUA RIVER WAS DIGITIZED FROM AN AERIAL PHOTO PRINT AND WAS NOT SURVEYED. THE SOUTH LINE OF THE PARCELS WAS PLATTED TO THE CENTERLINE OF THE NORTH UMPQUA RIVER AT THE OWNERS DIRECTION. THE NORTH LINE WAS CONTROLLED BY RIGHT OF WAY MONUMENTS PER THE 1953 PLANS OF COUNTY ROAD NO. 166 (NOW COUNTY ROAD NO. 200) AND M 37-35. THERE WERE NUMEROUS DISCREPANCIES BETWEEN THE 1953 ROAD PLAN RECORD AND THIS SURVEY. THE EAST LINE OF PARCEL 1 WAS CONTROLLED BY MONUMENTS FOUND PER M 33-52. THERE WERE 2' TO 30' DISCREPANCIES BETWEEN THE M 33-52 RECORD AND THIS SURVEY. SIMILAR DISCREPANCIES WERE ALSO FOUND BETWEEN THE M 33-52 RECORD AND THE M 85-63 RECORD. THE SOUTH PORTION OF THE EAST LINE WAS COMPUTED AT RECORD M 85-63 BEARINGS AND DISTANCES FROM MONUMENTS FOUND ON THE SOUTH LINE OF M 85-63. THE NORTHEAST CORNER OF PARCEL 1 WAS COMPUTED AT THE INTERSECTION OF A LINE AT RECORD M33-52 ANGLE FROM FOUND MONUMENTS (L12) WITH THE SOUTH RIGHT-OF-WAY LINE.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, KIRK COPSEY AND VINCE HALL USING SOKKIA SET 4A AND SET 5 TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL 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 AS PARCEL 2 AND THAT I HAVE NOT SURVEYED THE LANDS REPRESENTED AS PARCEL 1 AND THAT I HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THE ACCOMPANYING LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
THAT PARCEL OF LAND DESCRIBED IN A DEED TO STANLEY E. SHORT AS RECORDED IN INST. NO. 94-08918 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

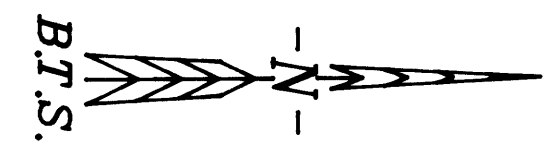
*Kristian O. Degroot*  
KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

REGISTERED  
PROFESSIONAL  
AND SURVEYOR

*Kristian O. Degroot*  
OREGON  
JULY 17 1988  
KRISTIAN O. DEGROOT  
941

EXPIRES: 12-31-95

95-07251



APPROVALS:  
*Keith L. Cubic* 3/31/95  
COUNTY PLANNING DIRECTOR DATE  
*Larry E. Mowen* 4/11/95  
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 11th DAY OF April 1995, BY *Gay Fields* COUNTY CLERK  
11:41 AM.

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

*Vicky Sanjerani dep* 4-11-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

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

95 APR 11 AM 11:41  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Nancy B. Davenport*  
DEPUTY  
FEE PP

95-07251

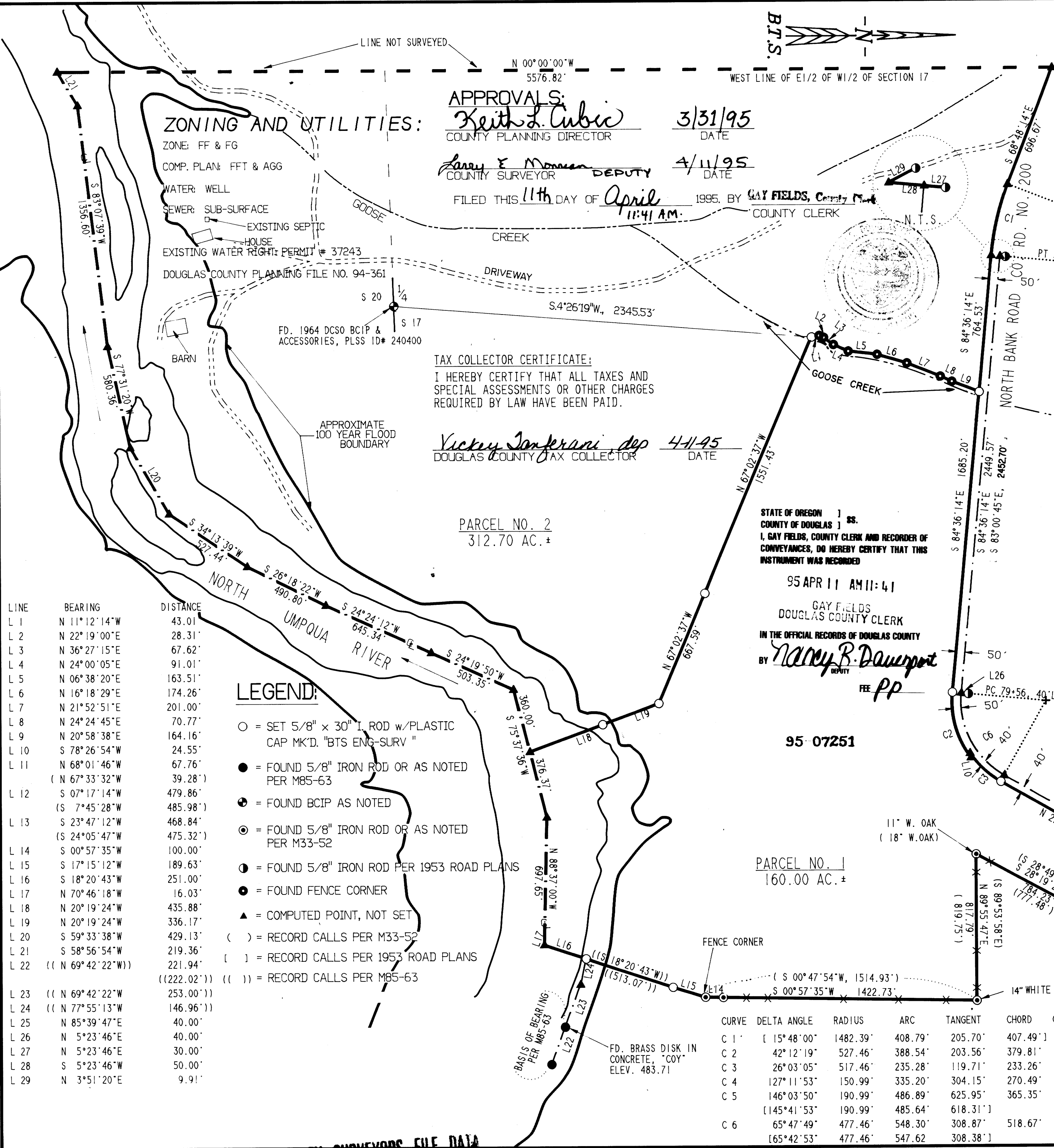
PARCEL NO. 1  
160.00 AC. ±

PARCEL NO. 2  
312.70 AC. ±

LINE	BEARING	DISTANCE
L 1	N 11° 12' 14" W	43.01'
L 2	N 22° 19' 00" E	28.31'
L 3	N 36° 27' 15" E	67.62'
L 4	N 24° 00' 05" E	91.01'
L 5	N 06° 38' 20" E	163.51'
L 6	N 16° 18' 29" E	174.26'
L 7	N 21° 52' 51" E	201.00'
L 8	N 24° 24' 45" E	70.77'
L 9	N 20° 58' 38" E	164.16'
L 10	S 78° 26' 54" W	24.55'
L 11	N 68° 01' 46" W	67.76'
L 12	S 07° 17' 14" W	479.86'
L 13	S 23° 47' 12" W	468.84'
L 14	S 00° 57' 35" W	100.00'
L 15	S 17° 15' 12" W	189.63'
L 16	S 18° 20' 43" W	251.00'
L 17	N 70° 46' 18" W	16.03'
L 18	N 20° 19' 24" W	435.88'
L 19	N 20° 19' 24" W	336.17'
L 20	S 59° 33' 38" W	429.13'
L 21	S 58° 56' 54" W	219.36'
L 22	(( N 69° 42' 22" W ))	221.94'
L 23	(( N 69° 42' 22" W ))	253.00'
L 24	(( N 77° 55' 13" W ))	146.96'
L 25	N 85° 39' 47" E	40.00'
L 26	N 5° 23' 46" E	40.00'
L 27	N 5° 23' 46" E	30.00'
L 28	S 5° 23' 46" W	50.00'
L 29	N 3° 51' 20" E	9.91'

### LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD OR AS NOTED PER M85-63
- ⊙ = FOUND BCIP AS NOTED
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M33-52
- ⊙ = FOUND 5/8" IRON ROD PER 1953 ROAD PLANS
- = FOUND FENCE CORNER
- ▲ = COMPUTED POINT, NOT SET
- ( ) = RECORD CALLS PER M33-52
- [ ] = RECORD CALLS PER 1953 ROAD PLANS
- (( )) = RECORD CALLS PER M85-63



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	[ 15° 48' 00"	1482.39'	408.79'	205.70'	407.49'	S 76° 42' 14" E
C 2	42° 12' 19"	527.46'	388.54'	203.56'	379.81'	N 74° 17' 37" E
C 3	26° 03' 05"	517.46'	235.28'	119.71'	233.26'	N 42° 37' 29" E
C 4	127° 11' 53"	150.99'	335.20'	304.15'	270.49'	S 86° 48' 07" E
C 5	146° 03' 50"	190.99'	486.89'	625.95'	365.35'	S 77° 22' 08" E
	[145° 41' 53"	190.99'	485.64'	618.31'		
C 6	65° 47' 49"	477.46'	548.30'	308.87'	518.67'	N 62° 29' 51" E
	[65° 42' 53"	477.46'	547.62'	308.38'		

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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