

1995 - 0036 C

FINAL PARTITION PLAT

IN NW 1/4 AND NE 1/4 OF SECTION 29, T24S, R3W, W.M.
DOUGLAS COUNTY, OREGON

NOVEMBER 21, 1994

SURVEYOR'S CERTIFICATE

I, DANIEL W. BAKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PARTITION PLAT.

BEGINNING AT A BRASS CAP MONUMENT MARKING THE 1/4 CORNER BETWEEN SECTIONS 20 AND 29, TOWNSHIP 24 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, SAID CORNER BEING THE INITIAL POINT OF THIS PARTITION; THENCE NORTH 89°46'47" EAST, 518.50 FEET TO THE WESTERLY MARGIN OF COUNTY ROAD NO.19 (NONPARAREIL ROAD); THENCE ALONG SAID WESTERLY MARGIN OF COUNTY ROAD NO.19, SOUTH 38°32'15" WEST, 351.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF COUNTY ROAD NO.19 AND ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE LEFT (CHORD BEARS SOUTH 8°45'05" WEST, 599.06 FEET) AN ARC DISTANCE OF 626.92 FEET; THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF COUNTY ROAD NO.19, SOUTH 21°02'04" EAST, 448.60 FEET; THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF COUNTY ROAD NO.19 AND ALONG THE ARC OF A 447.47 FOOT RADIUS CURVE RIGHT (CHORD BEARS SOUTH 18°56'58" EAST, 32.56 FEET) AN ARC DISTANCE OF 32.57 FEET; THENCE LEAVING SAID WESTERLY MARGIN OF COUNTY ROAD NO.19, SOUTH 89°57'22" WEST, 395.22 FEET; THENCE NORTH, 119.84 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, NORTH 82°43'37" WEST, 1168.89 FEET TO THE NORTHWEST 1/16 CORNER; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, NORTH 4°10'18" WEST, 1237.08 FEET TO THE WEST 1/16 CORNER BETWEEN SECTIONS 20 AND 29, TOWNSHIP 24 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE NORTH LINE OF SECTION 29, SOUTH 81°36'30" EAST, 1278.59 FEET TO THE INITIAL POINT, ALL IN DOUGLAS COUNTY, OREGON.

CONTAINING APPROXIMATELY 42.23 ACRES

Daniel W. Baker
DANIEL W. BAKER

NARRATIVE

THIS PARTITION SURVEY WAS MADE IN OCTOBER AND DECEMBER OF 1994 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES, SURVEYORS. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN BOOK 1181, PAGE 985, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, INTO 2 PARCELS, per DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-192, FOR E. LYLE BLOOM AND DON BLOOM. BEARINGS FOR THIS PARTITION SURVEY ARE BASED ON THE EAST 1/2 OF THE NORTH LINE OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN per COUNTY SURVEY FILE NO. M113-43. CONTROL CORNERS WERE TIED WITHIN A SERIES OF CLOSED TRAVERSES, WITH A MINIMUM ERROR OF CLOSURE OF 1" IN 10,000' BEFORE ADJUSTMENT. ALL 4 SECTION CORNERS AND THE NORTH 1/4 AND SOUTH 1/4 CORNERS WERE MONUMENTED WITH BRASS CAPS AS SHOWN. THE EAST 1/4 AND WEST 1/4 CORNERS WERE LOST AND WERE ESTABLISHED AT PROPORTIONATE DISTANCE BETWEEN THE SECTION CORNERS. THE SECTION WAS SUBDIVIDED IN ACCORDANCE WITH THE 1973 BUREAU OF LAND MANAGEMENT "MANUAL OF INSTRUCTIONS". THE WEST 1/16 CORNER, NORTHWEST 1/16 CORNER, AND CENTER-NORTH 1/16 CORNER WERE MONUMENTED WITH 1 1/4" X 3/8" IRON PIPES WITH BRASS CAPS MARKED per THE 1973 BLM "MANUAL OF INSTRUCTIONS" AND ALSO MARKED "PLS 1978". ALL INTERIOR PARTITION CORNERS WERE MONUMENTED WITH 5/8" X 30" REBARS WITH YELLOW PLASTIC CAPS MARKED "D.W.BAKER PLS 1978". THE SOUTH LINE OF THE PROPERTY WAS ADJUSTED ACCORDING TO A PROPERTY LINE ADJUSTMENT APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT, FILE NO. 94-408. THIS SECTION WAS SUBDIVIDED FOR WEYERHAEUSER COMPANY AND ROSEBURG LUMBER COMPANY AT THE SAME TIME AS THIS PARTITION SURVEY AND THE CENTER 1/4, CENTER-WEST 1/16, NORTHWEST 1/16, AND WEST 1/16 CORNER ON THE NORTH LINE WERE SET IN THAT SURVEY.

PARTITIONERS

E. LYLE BLOOM AND DON BLOOM
dba BLOOM LOGGING COMPANY
767 WEST WHARTON STREET
ROSEBURG, OREGON 97470

OWNER

MORTGAGE MANAGEMENT CORPORATION
693-C NE STEPHENS
ROSEBURG, OREGON 97470

SEE PARTITION PLAT CONSENT AFFIDAVIT
RECORDED IN VOLUME 1348, PAGE 977

LUIS AND RHONDA GOMEZ
959 SOUTH COMSTOCK
SUTHERLIN, OREGON 97479

SEE PARTITION PLAT CONSENT AFFIDAVIT
RECORDED IN VOLUME 1348, PAGE 978

OWNER'S DECLARATION

KNOW ALL PERSONS THAT E. LYLE BLOOM AND DON BLOOM ARE THE OWNERS IN CONTRACT OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS HEREON SHOWN, ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

E. Lyle Bloom
E. LYLE BLOOM

Don Bloom
DON BLOOM

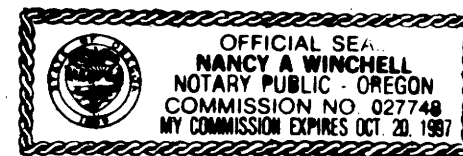
ACKNOWLEDGEMENT

STATE OF OREGON)
) ss
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE MENTIONED E. LYLE BLOOM, AND DON BLOOM, WHO BEING DULY SWORN, ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME THIS 16 DAY OF
March, 1994

MY COMMISSION EXPIRES:



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/95

95 07970

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95 APR 20 PM 2:37

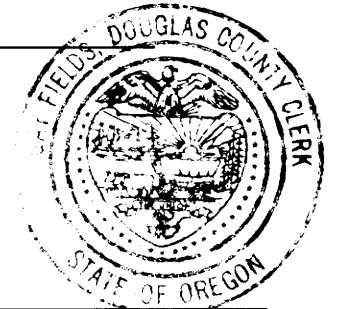
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

PAGE 3 OF 3

BY *Nancy R. Davenport*
DEPUTY

FEE PP

COUNTY CLERKS STATEMENT



FILED THIS 20th DAY OF April 1994.
2:37 P.M.

GAY FIELDS, County Clerk 95-07970

COUNTY CLERK by *Nancy R. Davenport*, Deputy

ZONING CLASSIFICATION AW PLAN FFT

PLANNING NUMBER - 94-192 LT

APPROVALS

Keith L. Cubic 4/17/95
COUNTY PLANNING DIRECTOR

Janet K. Gunderson 4/18/95
DOUGLAS COUNTY SURVEYOR

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

Superme L. Cates, Dep. 4-20-95
DOUGLAS COUNTY TAX COLLECTOR

STATEMENT OF WATER RIGHTS

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

MAP NO. 24-03-29-00-00700

SURVEY IN NE 1/4 & NW 1/4, SECTION 29, T24S, R3W, W.M. DOUGLAS COUNTY, OREGON	
CLIENT: E. LYLE BLOOM AND DON BLOOM	
DRAWN BY: KRC	BAKER AND ASSOCIATES, SURVEYORS
DATE: 11/21/94	1385 OAK STREET - SUITE 3
FILE: BLOOM	EUGENE, OREGON (503) 343-7243

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