

PARCEL 1 & PARCEL 2

SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY
 WATER CITY OF ROSEBURG
 ZONING R1
 COMPREHENSIVE PLAN RMD RR5
 NO WATER RIGHT FOUND FOR THESE PARCELS

PARTITIONER DAVID L LEHIGH
 LEGAL OWNER TRANSAMERICA FINANCIAL
 PO BOX 112
 ROSEBURG, OR 97140
 PH (503) 357-2066

LAND PARTITION

TAX LOT 202, NW 1/4, SECTION 1, T27S, R6W, WM
 TAX ACCOUNT NOS. 8760.06 AND 8760.07
 DOUGLAS COUNTY, OREGON

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

95 MAY -5 PM 2:59

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Davenport
 DEPUTY

APPROVALS

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

Donna Mitchell Deputy 5-5-95
 DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 4/27/95
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Jerry E. Morrison 5/5/95
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 5th DAY OF May, 1995

GAY FIELDS, County Clerk
 COUNTY CLERK 2:59 p.m.
 by Nancy R. Davenport 95-08856

PARCEL 3

INSIDE URBAN GROWTH BOUNDARY
 SANITARY SEWER RSBURG URBAN SANITARY AUTHORITY
 WATER CITY OF ROSEBURG
 ZONING R1
 COMPREHENSIVE PLAN RMD
 NO WATER RIGHT FOUND FOR THIS PARCEL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT
 DAVID L LEHIGH AND TRANSAMERICA FINANCIAL,
 PURCHASER AND SELLER OF LANDS DESCRIBED
 ON THIS PARTITION PLAT, HAVE CAUSED THE
 SAME TO BE SURVEYED AND PARTITIONED AS
 SHOWN ON THE ANNEXED MAP, AND DEDICATE
 THE EASEMENTS SHOWN HEREON TO THE
 PUBLIC FOREVER.

PURCHASER David Lehigh
 SELLER Rachel AH
 TRANSAMERICA FINANCIAL
 SERVICES

PLANNING FILE NO 94-298

APRIL 1995
 SCALE 1" = 100'

ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 24th
 OF April, 1995, BEFORE ME APPEARED DAVID L LEHIGH
 AND TRANSAMERICA FINANCE WHO BEING DULY SWORN, DID
 SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON
 AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
 AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE
 WRITTEN.

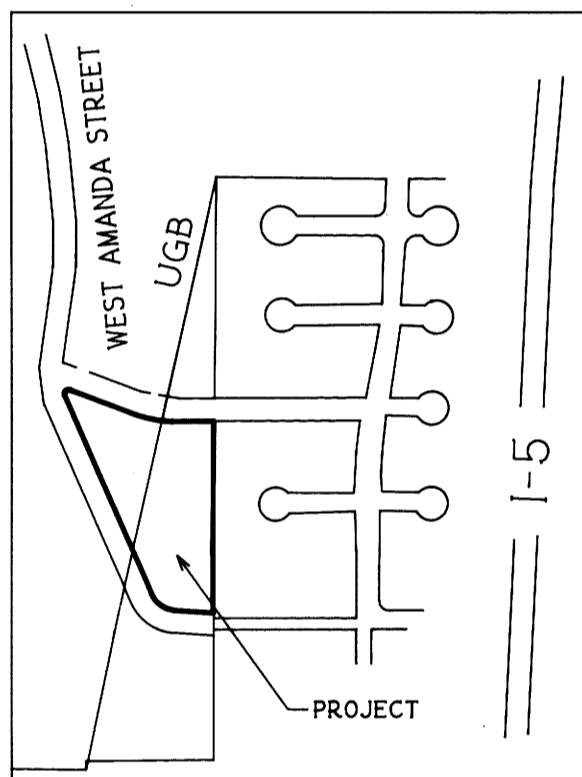
Kathleen M. Watts
 NOTARY PUBLIC OF OREGON
 MY COMMISSION EXPIRES: 11-17-98



LEGEND

- FOUND 1/2" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181

VICINITY MAP
 SCALE 1 IN = 1000 FT



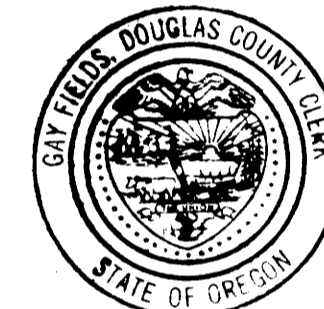
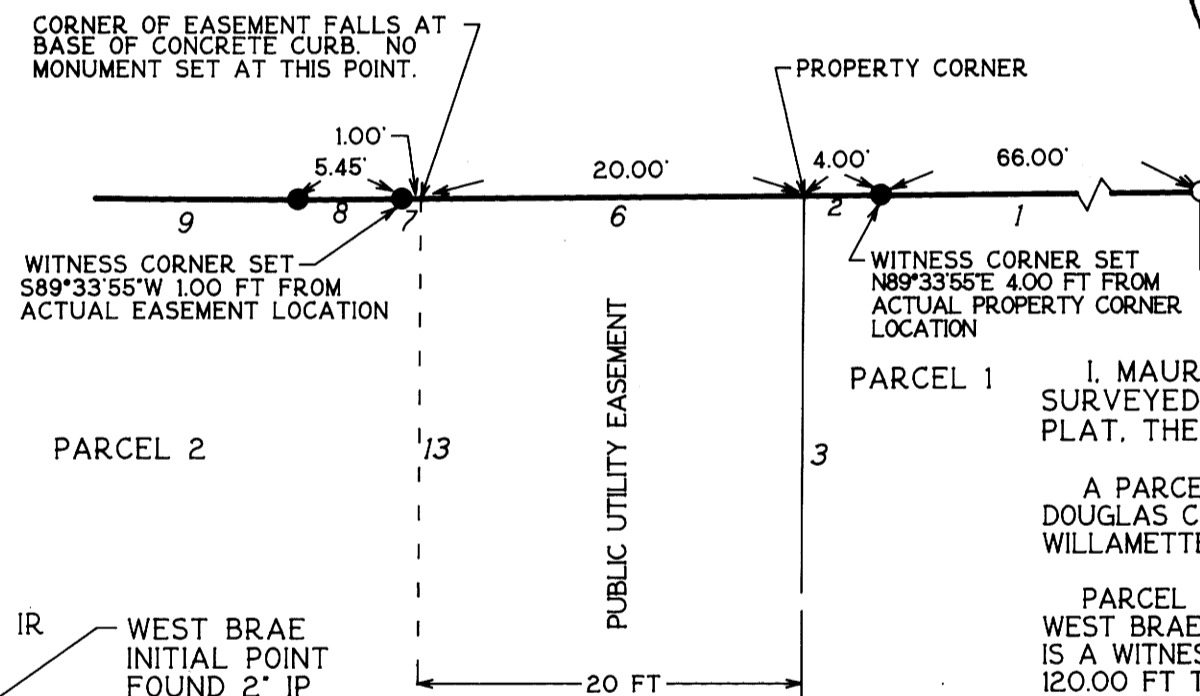
DELTA - 134° 23' 10"
 RADIUS - 10.91'
 LENGTH - 25.60'
 CHORD - S 43° 16' 35" W 20.12'

NOTE:
 THE LOCATION OF THE RESIDENCE
 ON PARCEL 3 IS ASSUMED TO BE
 WITHIN THE URBAN GROWTH
 BOUNDARY. SANITARY SEWER AND
 WATER SERVICES ARE AVAILABLE
 FOR THIS PARCEL.

DELTA - 13° 29' 30" RT
 RADIUS - 314.19'
 LENGTH - 73.96'
 CHORD - N 76° 16' 34" W 73.79'

NORTH PROPERTY LINE DETAIL

SCALE 1 IN = 10 FT



SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY
 SURVEYED AND MARKED WITH PROPER MONUMENTS ALL PARCELS SHOWN ON THE PARTITION
 PLAT, THE BOUNDARIES OF WHICH ARE HEREON DESCRIBED:

A PARCEL OF LAND DESCRIBED IN INSTRUMENT #84-14352 AS RECORDED IN THE DEED RECORDS OF
 DOUGLAS COUNTY, OREGON AND LYING IN NW 1/4, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, SAID PARCEL BEING DESCRIBED BELOW:

PARCEL 1, BEGINNING AT A 3/4" IRON ROD (IR), FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF
 WEST BRAE SUBDIVISION BEARS S0°25'53"W 335.26 FT; THENCE S89°33'55"W 66.00 FT TO A 5/8" IR WHICH
 IS A WITNESS CORNER; THENCE S89°33'55"W 4.00 FT TO THE NW CORNER OF PARCEL 1; THENCE S0°25'53"W
 120.00 FT TO A 5/8" IR; THENCE N89°33'55"E 70.00 FT TO A 5/8" IR; THENCE N0°25'53"E 120.00 FT TO THE
 POINT OF BEGINNING; CONTAINING 0.19 ACRES;

PARCEL 2, BEGINNING AT A 5/8" IR, FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE
 SUBDIVISION BEARS S0°25'53"W 335.26 FT; THENCE S89°33'55"W 4.00 FT TO A
 POINT IN THE PAVEMENT, THE TRUE POINT OF BEGINNING WHICH IS THE NE CORNER OF PARCEL 2; THENCE
 S89°33'55"W 21.00 FT TO A 5/8" IR, WHICH POINT IS 1.00 FT S89°33'55"W FROM THE NW COR OF AN EASEMENT;
 THENCE S89°33'55"W 5.45 FT TO A 5/8" IR; THENCE ON A 314.19 FT RADIUS CURVE TO THE RIGHT, THE LONG
 CHORD OF WHICH BEARS N86°43'34"W 40.65 FT TO A 5/8" IR, WHICH IS ON THE URBAN GROWTH BOUNDARY,
 THENCE S12°38'45"W 125.90 FT ALONG THE URBAN GROWTH BOUNDARY TO A 5/8" IR; THENCE N89°33'55"E
 73.69 FT TO A 5/8" IR; THENCE N89°33'55"E 20.00 FT TO A 5/8" IR; THENCE N0°25'53"E 120.00 FT TO THE
 POINT OF BEGINNING; CONTAINING 0.22 ACRES;

PARCEL 3, BEGINNING AT A 2" IP WHICH IS THE INITIAL POINT OF WEST BRAE SUBDIVISION; THENCE
 N0°25'53"E 51.38 FT TO A 5/8" IR; THENCE N0°25'53"E 163.88 FT TO A 5/8" IR; THENCE S89°33'55"W 70.00
 FT TO A 5/8" IR; THENCE S89°33'55"W 20.00 FT TO A 5/8" IR; THENCE S89°33'55"W 73.69 FT TO A 5/8" IR
 WHICH IS ON THE URBAN GROWTH BOUNDARY; THENCE N12°38'45"E 125.90 FT ALONG THE URBAN GROWTH
 BOUNDARY TO A 5/8" IR; THENCE ON A 314.19 FT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH
 BEARS N76°16'34"W 73.79 FT TO A 5/8" IR; THENCE N69°31'50"W 178.70 FT TO A 1/2" IR; THENCE ON A 10.91 FT
 RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S43°16'35"W 20.12 FT TO A 1/2" IR; THENCE
 S23°55'00"E 438.24 FT TO A 1/2" IR, WHICH LIES ON THE URBAN GROWTH BOUNDARY; THENCE S23°55'00"E
 123.68 FT TO A 5/8" IR; THENCE ON A 70.00 FT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH
 BEARS S54°57'12"E 72.18 FT TO A 5/8" IR; THENCE S85°59'25"E 102.02 FT TO A 5/8" IR; THENCE N0°27'30"W
 160.04 FT TO THE POINT OF BEGINNING, CONTAINING 2.61 ACRES, ALL LOCATED IN NW 1/4, SECTION 1, TWP27S,
 R6W, WM, DOUGLAS COUNTY, OREGON.

BEARINGS AND DISTANCES FOR PARCELS 1 & 2

PARCEL	LINE	Bearing	Distance	Notes
1	1	S 89° 33' 55" W	66.00'	(TO WITNESS CORNER)
	2	S 89° 33' 55" W	4.00'	(NO CORNER SET)
	3	S 0° 25' 53" W	120.00'	
	4	N 89° 33' 55" E	70.00'	
	5	N 0° 25' 53" E	120.00'	
2	6	S 89° 33' 55" W	20.00'	(NO CORNER SET)
	7	S 89° 33' 55" W	1.00'	(TO WITNESS CORNER)
	8	S 89° 33' 55" W	5.45'	
	9	DELTA - 7° 25' 02" RT		
	10	RADIUS - 314.19'		
	11	CHORD - N 86° 43' 34" W	40.65'	
3	12	S 12° 38' 45" W	125.90'	
	13	N 89° 33' 55" E	73.69'	
	14	N 89° 33' 55" E	20.00'	
	15	N 0° 25' 53" E	120.00'	

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE EXISTING
 LOT INTO THREE PARCELS. PARCELS 1 AND 2 ARE WITHIN THE
 URBAN GROWTH BOUNDARY AND PARCEL 3 IS LOCATED INSIDE
 AND OUTSIDE THE URBAN GROWTH BOUNDARY. WE USED FOUND
 MONUMENTS ON WEST BRAE SUBDIVISION FOR THE BASIS OF
 BEARINGS. THIS SURVEY WAS PERFORMED BY MAURICE E FARR
 AND RICHARD M. GARZA, JR USING A LIETZ SET 4 TOTAL STATION.
 CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E. FARR.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Maurice E. Farr 4/95
 OREGON
 SEPT 23, 1977
 MAURICE E. FARR
 1181

EXPIRES 12-31-95

NOTE: PRIVATE ROAD EASEMENT IS
 RECORDED IN INSTRUMENT 84-14353,
 BOOK 898, PAGE 100, MEMO OF CONTRACT

NOTE: ASSOCIATION TO MAINTAIN
 ROADWAYS RECORDED IN BOOK 1044
 PAGE 581, RECORDER'S NO 88-18582

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

Maurice E. Farr
 MAURICE E. FARR
 PROFESSIONAL LAND SURVEYOR
 1960 SW BURDETTE DRIVE
 ROSEBURG, OR 97470
 PH (503) 679-6598

95-08856

1995 - 0040

1995 - 0040