

LAND PARTITION

IN THE

N/W 1/4 OF SECTION 2
T. 27 S.. R. 6 W.. W.M.

SCALE: 1" = 200'

APRIL 1995

FIRE PROTECTION NOTIFICATION:

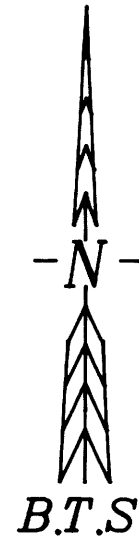
THESE PARCELS LIE WITHIN DOUGLAS COUNTY FIRE DISTRICT NO. 2, BUT HAVE NO PROVISION FOR WATER SOURCES ADEQUATE TO PROVIDE FIRE PROTECTION.

ROAD MAINTENANCE NOTIFICATION:

THESE PARCELS ARE SUBJECT TO THE DARLEY DRIVE ROAD MAINTENANCE AGREEMENT AS RECORDED IN INST. NO. 91-17302 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

SURVEYED FOR:
WILLIAM & MARCELLE JOHNSON
1506 DARLEY DRIVE
ROSEBURG, OR 97470



ZONING AND UTILITIES:

ZONE: (SR) RURAL RESIDENTIAL - 5 ACRE
COMP. PLAN: (RRS) RURAL RESIDENTIAL - 5 ACRE
WATER: WELL
SEWER: SEPTIC
EXISTING WATER RIGHT: NONE APPURTENANT
PLANNING FILE NO. 92-060

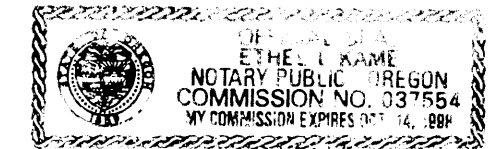
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM JOHNSON AND MARCELLE E. JOHNSON 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 AND HEREBY CREATE THE 10 FOOT WATERLINE EASEMENT AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

William Johnson *Marcelle E. Johnson*
WILLIAM JOHNSON MARCELLE E. JOHNSON

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF May, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM JOHNSON AND MARCELLE E. JOHNSON, 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.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON

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 THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL NO. 1 OF LAND PARTITION 1992-0011 AS RECORDED IN INST. NO. 92-02551 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.
TOGETHER WITH EASEMENTS NO. ONE, TWO, THREE, AND FOUR OF MAJOR LAND PARTITION 1991-0049 AS RECORDED IN INST. NO. 91-13945 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

SUBJECT TO EASEMENTS NO. ONE, TWO, THREE, FOUR, AND FIVE OF MAJOR LAND PARTITION 1991-0049 AS RECORDED IN INST. NO. 91-13945 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND A 10 FOOT UTILITY EASEMENT RECORDED IN INST. NO. 80-8036 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND A DECLARATION OF ROADWAY COVENANTS AS RECORDED IN INST. NO. 84-14779 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. De Groot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

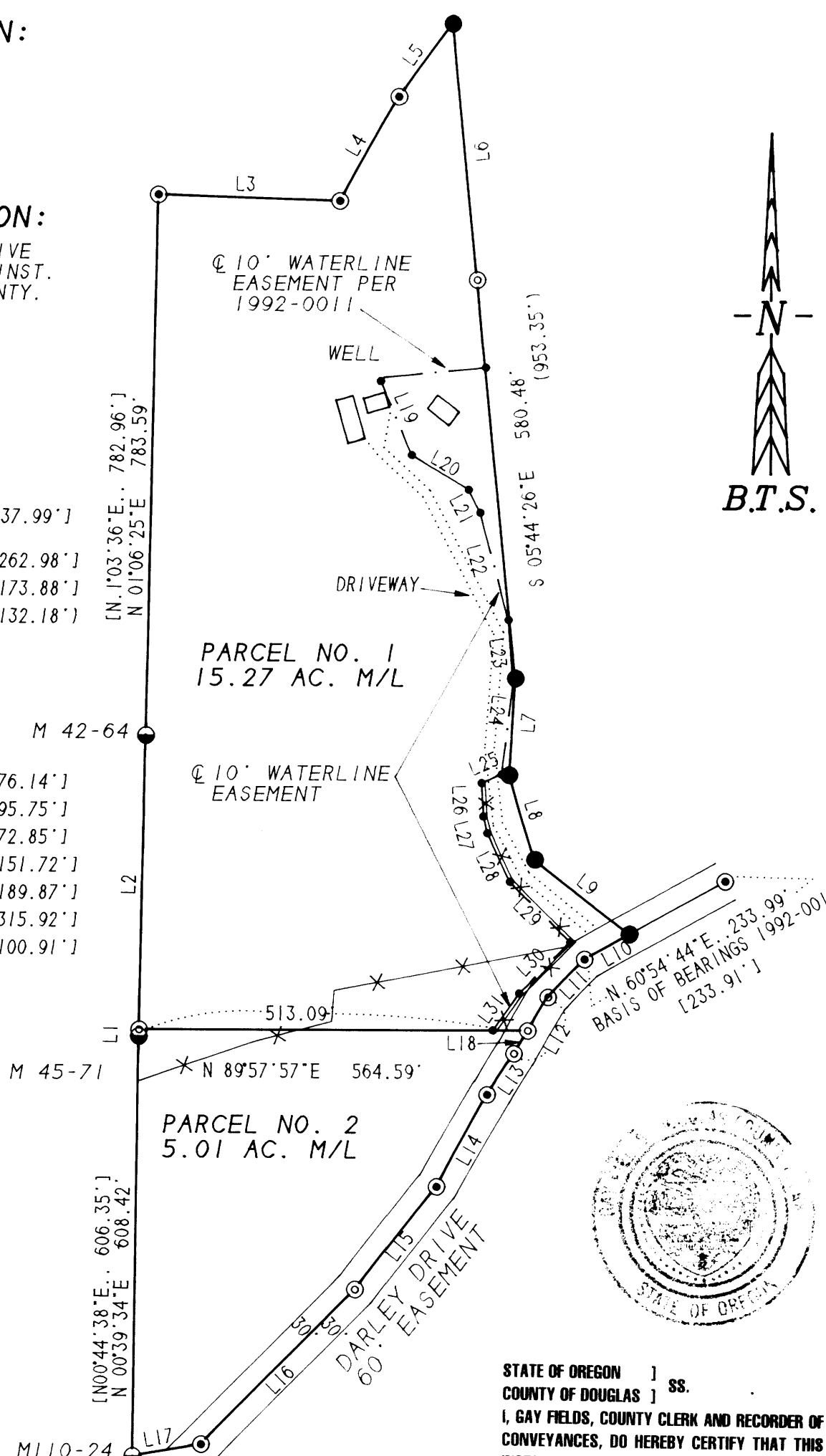
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO 1 OF MAJOR LAND PARTITION 1992-0011 AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT PER FILE NO. 92-060. THE WEST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 42-64, M45-71, M110-24 AND 1991-0049; THE NORTH LINE BY MONUMENTS PER 1991-0049; THE EAST LINE BY MONUMENTS PER 1992-0011; AND THE SOUTH LINE BY MONUMENTS PER 1991-0049. THREE MONUMENTS ON THE SOUTH LINE PER 1991-0049 WERE MISSING AND WERE REESTABLISHED BY PROPORTIONATE MEASUREMENT UNDER THIS SURVEY. DISCREPANCIES BETWEEN COURSES PER 1991-0049, 1992-0011 AND THIS SURVEY WERE FOUND ALONG THE NORTH, SOUTH AND WEST LINE AS NOTED ON THE FACE OF THE PLAT.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

95 09829

LINE	BEARING	DISTANCE
L 1	N 01°09'19"E	9.55'
L 2	N 01°09'19"E	426.48'
L 3	S 88°10'20"E	263.19'
L 4	N 29°19'55"E	173.73'
L 5	N 36°27'15"E	131.18'
L 6	S 05°44'26"E	372.22'
L 7	S 03°36'28"W	140.42'
L 8	S 17°07'14"E	127.93'
L 9	S 51°51'57"E	174.98'
L 10	S 60°54'44"W	74.48'
L 11	S 43°55'22"W	76.01'
L 12	S 30°54'29"W	95.60'
L 13	S 23°06'35"W	72.72'
L 14	S 33°35'56"W	151.69'
L 15	S 38°11'53"W	190.13'
L 16	S 44°40'19"W	316.35'
L 17	S 80°05'27"W	100.91'
L 18	S 30°54'29"W	38.78'
L 19	S 22°45'25"E	115.72'
L 20	S 58°54'20"E	97.39'
L 21	S 27°11'42"E	37.31'
L 22	S 15°10'35"E	160.88'
L 23	S 04°15'29"E	93.88'
L 24	S 07°12'05"W	131.35'
L 25	S 66°48'21"W	31.57'
L 26	S 02°58'55"E	48.47'
L 27	S 14°00'25"E	25.24'
L 28	S 25°17'37"E	77.64'
L 29	S 45°13'18"E	123.98'
L 30	S 44°59'13"W	104.84'
L 31	S 35°23'01"W	66.49'



APPROVALS:

Keith L. Cubic 5/12/95
COUNTY PLANNING DIRECTOR DATE
Gay E. Monahan 5-23-95
COUNTY SURVEYOR DEPUTY DATE
FILED THIS 23rd DAY OF May 1995, BY 3:26 pm
by *Nancy R. Davenport*, Deputy
GAY FIELDS, County Clerk
COUNTY CLERK

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

Vickey Sanferani, dep 5-23-95
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND

- - SET 5/8" x 30" I. ROD w/ PLASTIC CAP MK'D. 'BTS ENG-SURV'
- - FOUND 5/8" IRON ROD PER 1992-0011
- - FOUND 5/8" IRON ROD PER 1991-0049
- - FOUND 5/8" IRON ROD AS NOTED
- - WATERLINE EASEMENT POINT
- ⊙ - FOUND MONUMENT AS NOTED
- () - RECORD CALLS PER 1991-0049
- () - RECORD CALLS PER 1992-0011
- *—*—*— - EXISTING FENCE

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

MAY 23 2005
GAY FIELDS, COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Davenport*, DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. De Groot
OREGON JULY 17 1961
KRISTIAN O. DEGROOT 1941
EXPIRES 12/31/95

S. 34°31'29"W... 1176.83'

S.E. CORNER, D.L.C. NO. 45
T. 27S., R. 6W., W.M.
PLSS I.D. NO. 45040
FOUND 1" IRON PIPE AND BEARING TREES PER 1992-0011