

8600 - 0098

LAND PARTITION

IN SECTIONS 26, 27, 34, 35, T. 25S., R. 6W., SECTION 3, T. 26 S., R. 6 W., W.M.

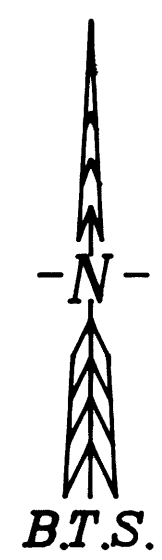
SCALE 1" = 600'

APRIL, 1995

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

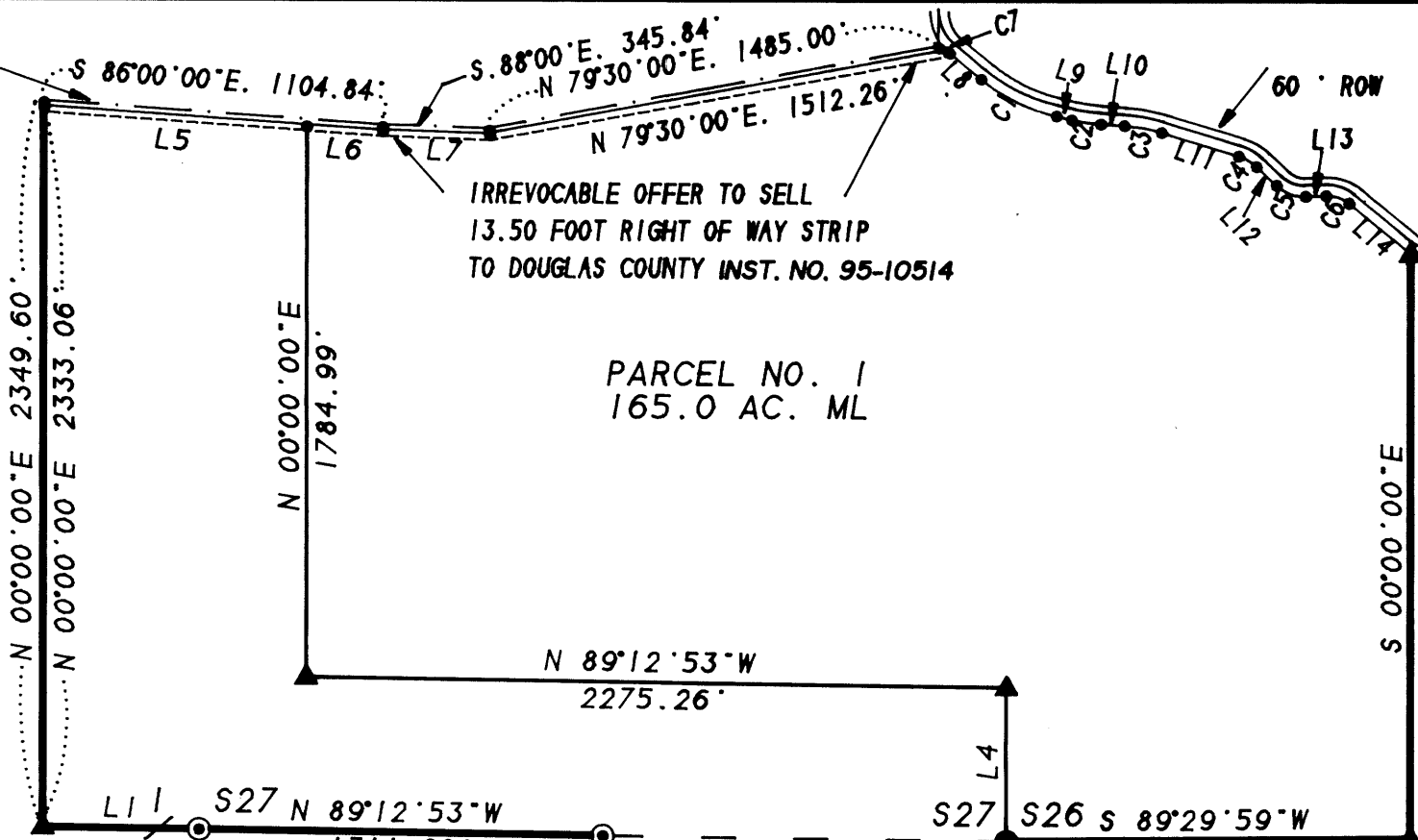
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYED FOR:
WILLIAM M. LONGHURST
3950 DEL RIO ROAD STREET
ROSEBURG, OR 97470



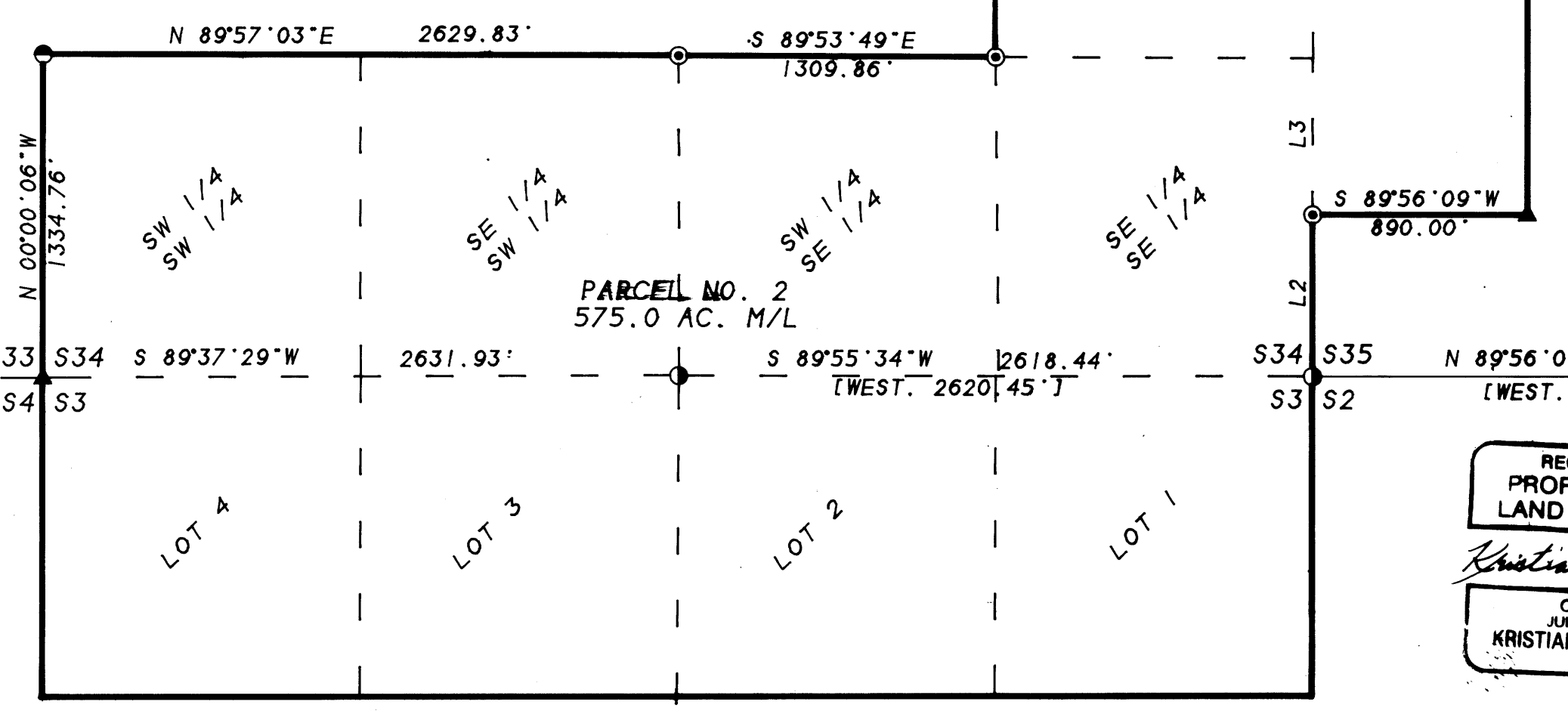
ZONING AND UTILITIES:

ZONE: FF & FG
COMP. PLAN: FFT & AGG
WATER: SPRING
SEWER: SUB SURFACE
EXISTING WATER RIGHT: NONE APPURTENANT
PLANNING FILE NO. 94-210



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	26°10'00"	602.96'	275.37'	140.13'	272.98'	S 63°57'00"E
C 2	09°06'00"	602.96'	95.76'	47.98'	95.66'	S 81°35'00"E
C 3	13°04'00"	542.96'	123.83'	62.18'	123.56'	S 79°36'00"E
C 4	26°07'00"	149.05'	67.94'	34.57'	67.35'	S 60°00'30"E
C 5	45°10'00"	132.31'	104.30'	55.03'	101.62'	S 69°32'00"E
C 6	41°08'00"	113.24'	81.30'	42.49'	79.56'	S 71°33'00"E
C 7	2°33'07"	173.24'	7.72'	3.86'	7.72'	S 49°35'26"E

LINE	BEARING	DISTANCE
L 1	N 89°12'53"W	506.88'
L 2	S 00°02'07"E	666.44'
L 3	S 00°02'07"E	645.26'
L 4	N 00°02'07"W	500.00'
L 5	S 86°00'00"E	857.12'
L 6	S 86°00'00"E	246.85'
L 7	S 88°00'00"E	347.93'
L 8	S 50°52'00"E	132.20'
L 9	S 77°02'00"E	51.55'
L 10	S 86°08'00"E	76.79'
L 11	S 73°04'00"E	261.85'
L 12	S 46°57'00"E	89.02'
L 13	N 87°53'00"E	68.00'
L 14	S 50°59'00"E	258.46'



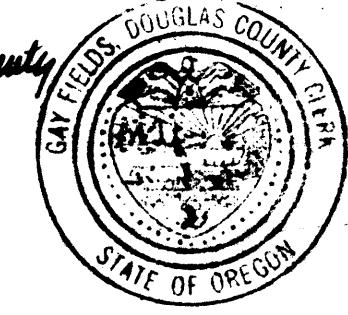
APPROVALS:

Keith L. Aubie 5/18/95
COUNTY PLANNING DIRECTOR DATE

Jerry L. Monahan Aug. 16, 1995
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 11 DAY OF Oct. 1995, BY 11:53 pm

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.

Anne E. Schroeder 10/17/95
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- ⊙ - DCSO BCIP
- - MONUMENT PER M 13-12
- ⊖ - MONUMENT PER M 113-11
- ⊕ - MONUMENT PER M 117-7
- ⊙ - MONUMENT PER M 119-30
- < > - M 13-12 RECORD
- [] - M 117-7 RECORD
- ▲ - COMPUTED POINT
- - COMPUTED ROW POINT

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. Degroot
OREGON JULY 17, 1981
KRISTIAN O. DEGROOT 1941

EXPIRES 12/31/95

95 OCT 17 AM 11
DOUGLAS COUNTY CLERK

DOUGLAS COUNTY CLERK

95-19433

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM M. LONGHURST IS THE OWNER 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 PARTITION PLAT.

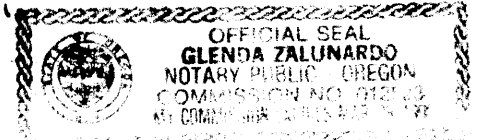
William M. Longhurst
WILLIAM M. LONGHURST

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF May, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM M. LONGHURST, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Glenda Zalunardo
NOTARY PUBLIC STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY PLATTED THE ACCOMPANYING LAND PARTITION PLAT FROM EXISTING SURVEYS AND MONUMENTS OF THE PUBLIC RECORD OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL NO. 2 OF LAND PARTITION 1992-0003 AS RECORDED IN INST. NO. 92-00285 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO WILLIAM M. LONGHURST AS RECORDED IN INST. NO. 94-06623 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS PLAT WAS TO PARTITION PARCEL NO. 2 OF 1992-0003 AND INST. NO. 94-06623 AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT IN FILE NO. 94-210. THIS PARTITION PLAT WAS PREPARED FROM EXISTING SURVEY AND DEED RECORDS. THE LAND IN SECTION 34 IS PLATTED PER THE M 119-30 RECORD. THE LAND IN SECTION 3 IS SHOWN SCHEMATICALLY. SURVEY TIES WERE MADE TO THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 35 FOR USE IN A FUTURE BOUNDARY LINE ADJUSTMENT OF THE EAST BOUNDARY OF THIS PARTITION. THE EAST BOUNDARY OF PARCEL NO. 1 WAS COMPUTED PER THE M 46-23 RECORD. THE WEST LINE OF PARCEL NO. 2 LYING IN SECTION 27 AND THAT PORTION OF OAK HILL ROAD LYING WEST OF GROSS ROAD WAS COMPUTED PER INST. NO. 94-06623. THAT PORTION OF OAK HILL ROAD LYING EAST OF GROSS ROAD WAS COMPUTED PER THE 1922 ROAD PLANS. THE 1922 ROAD PLANS HAD NUMEROUS ERRORS IN CURVE DATA. I COMPUTED P1'S BY HOLDING THE TANGENT BEARINGS AND DISTANCES AND THE CURVE SEMI-TANGENT DISTANCES LISTED IN THE PLANS AND THEN FIT CURVES BY HOLDING THE RADIUS/DEGREE OF CURVE LISTED IN THE PLANS. THIS ALIGNMENT WAS THEN FORCED BETWEEN THE OAK HILL-GROSS ROAD INTERSECTION PER INST. NO. 94-06623 AND THE M 46-23 TIE TO THE SOUTH RIGHT OF WAY LINE OF OAK HILL ROAD.

THIS PARTITION PLAT WAS COMPUTED AND DRAFTED BY KRIS DEGROOT.

1995 - 9661