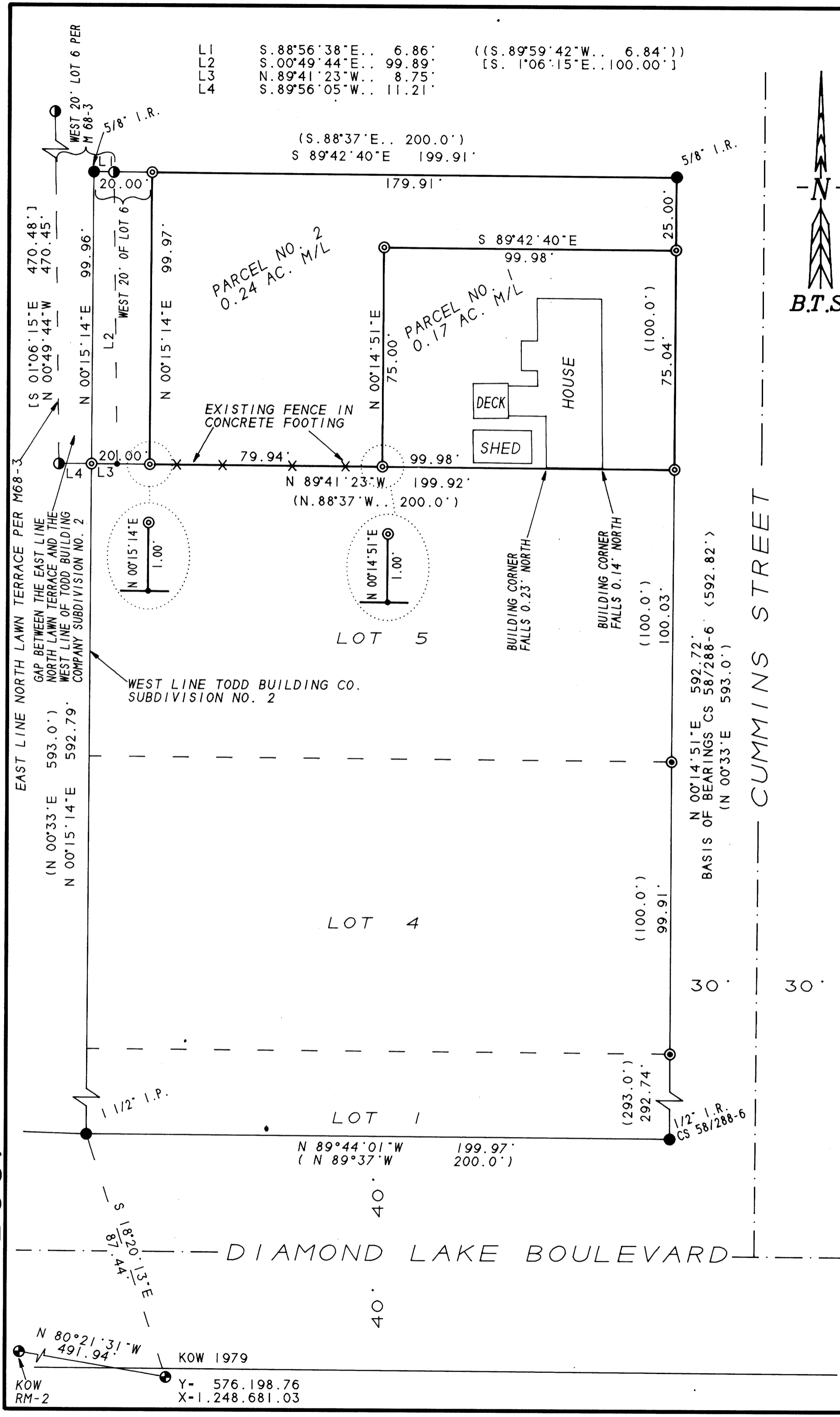


0110 - 9661

0110 - 9661



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1961
KRISTIAN O. DEGROOT
194

EXPIRES 12/31/95

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

ZONING AND UTILITIES:

ZONE: SINGLE FAMILY RESIDENTIAL R - 1 - 7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY
EXISTING WATER RIGHT: NONE APPURTANANT
CITY OF ROSEBURG PLANNING FILE NO. P-95-12

APPROVALS:

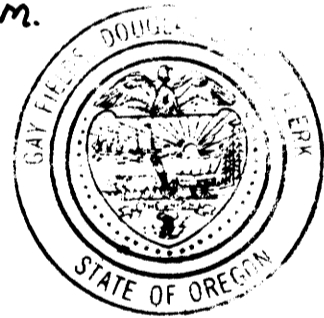
Les Fanning 11-16-95
DATE
COMMUNITY DEVELOPMENT DIRECTOR
Chris S. Baugh 11-16-95
DATE
PUBLIC WORKS DIRECTOR
Janet Sundeen 11-21-95
DATE
COUNTY SURVEYOR

FILED THIS 21ST DAY OF NOVEMBER 1995. BY

95-21828 3:58 P.M.

GAY FIELDS, County Clerk
COUNTY CLERK

Alvin G. Bennett
BY: DEPUTY



TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder 11-21-95
DATE
DOUGLAS COUNTY TAX COLLECTOR

LEGEND:

- ⊙ - SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- - FOUND MONUMENT, AS NOTED
- ⊕ - FOUND DCSO BRASS CAP. AS NOTED
- ⊙ - FOUND 1/2" IRON ROD PER CS 58/49-2
- ⊙ - FOUND 5/8" IRON ROD PER M 68-3
- - COMPUTED POINT, NOT SET
- () - RECORD CALLS PER TODD BUILDING COMPANY SUBDIVISION NO. 2 (VOL.5 PG.78)
- < > - RECORD CALLS PER CS 58/288-6
- [] - RECORD CALLS PER M 68-3
- (()) - RECORD CALLS PER M 80-69

LAND PARTITION

LOCATED IN THE
SE 1/4, SW 1/4 OF SECTION 17
T.27S., R.5W., W.M.

CITY OF ROSEBURG, OREGON

SCALE: 1" = 30' OCTOBER, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS K. AND LUELLA M. ZUVER 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 PARTITION PLAT.

Dennis K. Zuver
DENNIS K. ZUVER
Luella M. Zuver
LUELLA M. ZUVER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2ND DAY OF November 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS K. ZUVER AND LUELLA M. ZUVER, 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
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:
LOT 6, TODD BUILDING COMPANY SUBDIVISION NO. 2, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 78 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, LESS AND EXCEPTING THE WESTERLY 20 FEET THEREOF.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 6, TODD BUILDING COMPANY SUBDIVISION NO. 2 INTO 2 PARCELS AS PER THE CONDITIONS OF PRELIMINARY APPROVAL GRANTED BY THE CITY OF ROSEBURG UNDER LAND PARTITION 95-12. MONUMENTS FOUND, AS NOTED, AT THE NE AND NW CORNERS OF LOT 6, THE NE AND SE CORNERS OF LOT 4 AND THE SE AND SW CORNERS OF LOT 1 WERE USED TO CONTROL THIS SURVEY. THE SE AND SW CORNERS OF LOT 6 WERE REESTABLISHED BY PROPORTIONATE MEASUREMENT. THE WESTERLY BOUNDARY OF INST. NO. 95-08902 WAS ESTABLISHED 20 FEET EAST OF THE WEST LINE OF LOT 6 AND PARCEL CORNERS WERE ESTABLISHED AS SHOWN ON THE FACE OF THE PLAT. THERE IS A SIGNIFICANT DISCREPANCY IN THE LOCATION OF THE WESTERLY 20 FEET OF LOT 6 (INST. NO. 77-12179) BETWEEN THIS SURVEY AND M 68-3 AS SHOWN ON THE FACE OF THE MAP. THERE IS AN APPROXIMATE 11-13 FOOT GAP BETWEEN THE EAST LINE OF NORTH LAWN TERRACE AND THE WEST LINE OF TODD BUILDING COMPANY SUBDIVISION NO. 2 AT LOT 6. M 68-3 MONUMENTED A 20 FOOT STRIP ALONG THE EAST LINE OF NORTH LAWN TERRACE AS THE WESTERLY 20 FEET OF LOT 6. UNDER THIS SURVEY I MONUMENTED A 20 FOOT STRIP ALONG THE WEST LINE OF TODD BUILDING COMPANY SUBDIVISION NO. 2 AS THE WESTERLY 20 FEET OF LOT 6.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING SOKKIA SET 5A AND SET 2B11 TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

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

95 NOV 21 PM 3:55

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alvin G. Bennett*
DEPUTY

SURVEYED FOR:
DENNIS & LUELLA ZUVER
971 SOUTH DEER CREEK ROAD
ROSEBURG, OR 97470

FEE PP

95-21828