LAND PARTITION

LOCATED IN
SEC. 28, 29 & N.E. 1/4 SEC. 30
T. 26 S., R. 4 W., W.M.

SCALE: 1" = 600' AUGUST, 1995

ZONING AND UTILITIES:

ZONE: FARM GRAZING

COMP. PLAN: AGRICULTURAL GRAZING

WATER: WELL - SPRING

SEWER: SUB-SURFACE

EXISTING WATER RIGHT: NONE APPURTANENT

PLANNING FILE NO. 93-258

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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

SURVEYED FOR:
A.J. AND MAYMIE UPDEGRAVE
2760 N.E. ENCHANTED VIEW
TURNER. OR 97392

B.T.S.

LINE	BEARING	DISTANCE	
L 41	N 49°01'56"W	25.00'	
L 42	S 63°35'16"W	65.00'	
L 43	N 57°58'52"W	246.43'	([N.57°52'00"W])
L 44	([S 46°46'20"W	107.37'])	
L 45	([S 33°58'20"W	69.69'])	
L 46	((S 29°19'20"W))	10.64'	
L 47	((N 64°47'00"W))	7.17'	
L 48	[[S 31°08'00"W	268.00']]	
L 49	[[S 59°32'00"W	187.98']]	
L 50	[[S 77°38'00"W	264.21']]	
L 51	[[N 81°44'00"W	497.54']]	
L 52	[[S 50°20'00"W	151.37']]	
L 53	{N 43°10'00"W	240.90' }	
L 54	{N 76°56'00"W	302.94' }	
L 55	{N 71°38'00"W	219.12' }	
L 56	{N 84°10'00"W	385.44' }	
L 57	{N 75°26'00"W	130.68' }	
L 58	{N 16°29'00"W	248.82' }	
L 59	{S 90°00'00"W	1119.36' }	

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian C. DeGroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES 12/31/95

APPROVALS:

Keith L. Cubic 11/22/95
COUNTY PLANNING DIRECTOR DATE

Gary T. Mann DEPUTY 11-27-95
COUNTY SURVEYOR DATE

FILED THIS 27 DAY OF November 1995, BY 7:52 pm 12:52 pm GAY FIELDS, County Clerk
By Carol Engels, Deputy

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
DOUGLAS COUNTY TAX COLLECTOR

11-27-95
DATE

STATE OF OREGON) SS.
COUNTY OF DOUGLAS)
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 NOV 27 PM 12:52
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY ... DEPUTY
FEE 17
95-21993
95-21993

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT AARON J. UPDEGRAVE AND MAYMIE I. UPDEGRAVE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND, IN ACCORDANCE WITH O.R.S. 92.075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Aaron J. Updegrave
AARON J. UPDEGRAVE

Maymie I. Updegrave
MAYMIE I. UPDEGRAVE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF October, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AARON J. UPDEGRAVE AND MAYMIE I. UPDEGRAVE, 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

OFFICIAL SEAL
ETHEL I. KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

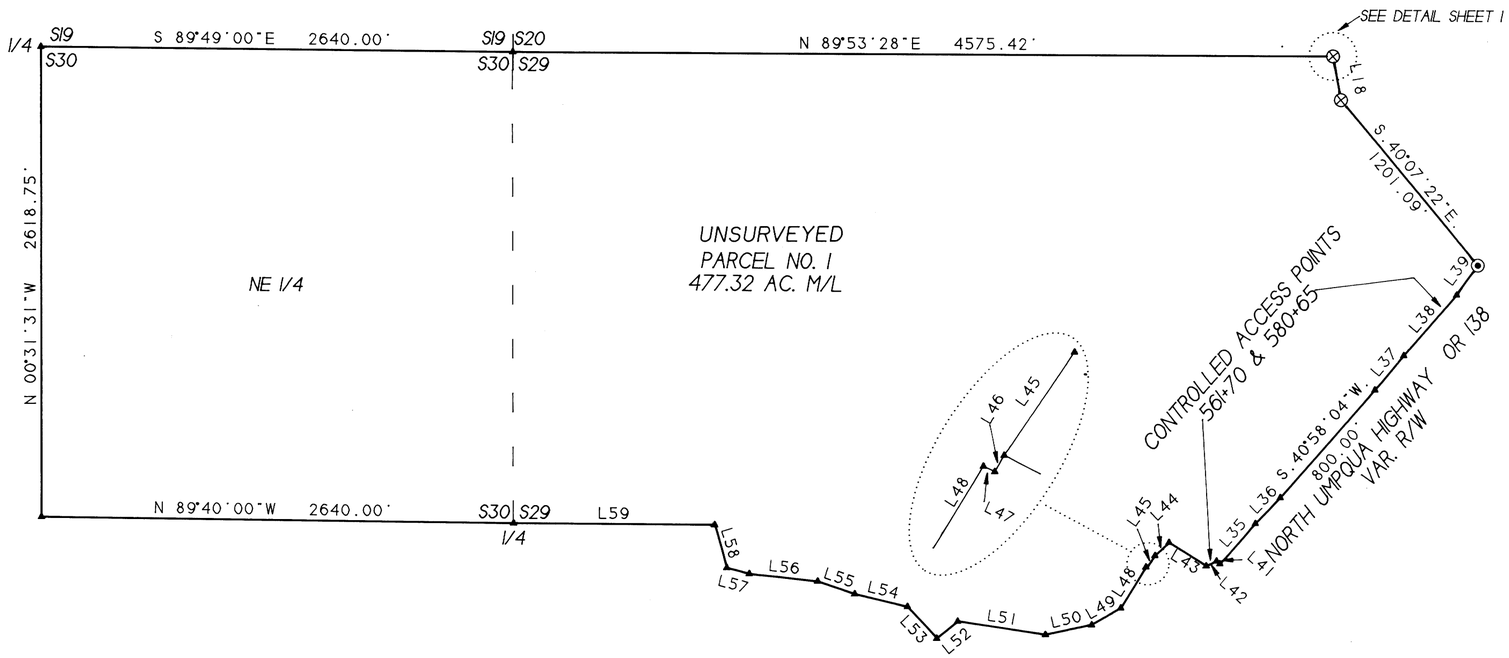
SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL NO. 3 ON THE THIS LAND PARTITION PLAT AND THAT I HAVE CORRECTLY PLATTED THE LANDS REPRESENTED AS PARCEL NO. 1 AND PARCEL NO. 2 FROM EXISTING SURVEYS AND DOCUMENTS OF PUBLIC RECORD AND THAT I HAVE NOT SURVEYED THE LANDS REPRESENTED AS PARCEL NO. 1 AND PARCEL NO. 2 OF THIS LAND PARTITION PLAT. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCEL NO. 1, PARCEL NO. 2 AND PARCEL NO. 3:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO AARON J. AND MAYMIE I. UPDEGRAVE AS RECORDED IN INST. NO. 83-15159 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 89-2071 AND INST. NO. 87-4759 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian C. DeGroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 934.11 ACRE RANCH INTO 3 PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE 93-258. THE BOUNDARY OF PARCEL NO. 3 WAS SURVEYED AND MONUMENTED. THE SOUTHWEST BOUNDARY ALONG WITH EXISTING FENCE LINES ALONG THE NORTH LINE OF THE 25 ACRE PORTION OF PARCEL NO. 2 LYING NORTHWEST OF OR 138 WERE ALSO SURVEYED. THE EAST LINE OF PARCEL NO. 2 AND PARCEL NO. 3 WAS CONTROLLED BY THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 28. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND ALONG COUNTY ROAD NO. 79 AND M 52-55 MONUMENTS ALONG WITH THE NE AND NNW CORNERS OF D.L.C. NO. 52 AND THE NSW CORNER OF D.L.C. NO. 49. THE NW CORNER OF D.L.C. NO. 49 WAS SET AT PROPORTIONATE DISTANCE BETWEEN THE NSW CORNER OF D.L.C. NO. 49 AND THE NE CORNER OF D.L.C. NO. 52. THE SE CORNER OF PARCEL NO. 3 WAS SET ON THE EAST LINE OF SECTION 28 AT D.L.C. NO. 49 PROPORTIONATE DISTANCE NORTH OF THE SE CORNER OF SECTION 28. THE DIVISION LINE BETWEEN PARCEL NO. 2 AND PARCEL NO. 3 WAS ESTABLISHED ALONG AN EXISTING FENCE LINE. SIGNIFICANT FENCE LINE ENCROACHMENTS EXIST ALONG THE EAST AND SOUTH LINES OF PARCEL NO. 3 AS NOTED ON THE FACE OF THE PLAT. SIX HIGHWAY 138 RIGHT OF WAY MONUMENTS. THE NW CORNER OF SECTION 28 AND EXISTING FENCE LINES ALONG THE SW AND NORTH LINE OF THE 25 ACRE PORTION OF PARCEL NO. 2 LYING NW OF OR 138 WERE TIED AS SHOWN ON THE FACE OF THE PLAT. OR 138 RIGHT OF WAY WAS COMPUTED FROM THE TIED MONUMENTS. THE NORTH 1/4 CORNER OF SECTION 28 WAS COMPUTED PER M 50-32. THE REMAINING COURSES ALONG THE NORTH LINE OF PARCEL NO. 2 WERE COMPUTED PER M 72-22. THE SOUTH LINE OF PARCEL NO. 1 WAS COMPUTED PER INST. NO. 83-15159 AND SURVEYS RECORDED AS: VOL. 3, PAGE 91, M 13-51, M 23-42 AND M 37-15 BETWEEN THE WESTERLY RIGHT OF WAY LINE OF OR 138 AND THE EAST 1/4 CORNER OF SECTION 30. THE NE CORNER AND NORTH 1/4 CORNER OF SECTION 30 WERE COMPUTED PER USGLO RECORD BEARINGS AND DISTANCES FROM THE NE CORNER OF SECTION 29. THE SW CORNER OF PARCEL NO. 1 WAS COMPUTED AT USGLO RECORD BEARING AND DISTANCE FROM THE COMPUTED EAST 1/4 CORNER OF SECTION 30.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, DENNIS KRALICEK AND JAMES FOSS IN 1993 AND BY KIRK COPSEY AND MATT DIXON IN 1995 USING A SOKKIA SET 5 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

1995 - 0112B

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