

1996 - 0004 A

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A LAND PARTITION

IN THE E 1/2 OF SECTION 30, T28S, R7W, W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 400'

AUGUST, 1995

**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:
LAURA MEED
247 ERTA LANE
TENMILE, OREGON 97481

J. CAROLYNN ANDERSON
2008 TENMILE VALLEY RD.
TENMILE, OREGON 97481

ROSEBURG FOREST PROD.
P.O. BOX 1088
ROSEBURG, OREGON 97470

APPROVALS:

Keith L. Cubie 1/11/96
COUNTY PLANNING DIRECTOR DATE

Jerry C. Moman 1-11-96
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 2 DAY OF JANUARY 1995
STATE OF OREGON
COUNTY OF DOUGLAS

GAY FIELDS, County Clerk
COUNTY CLERK
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
96 JAN 12 PM 12:44

TAX COLLECTOR CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Vicky Imperani 1/11/96
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE

LINE	BEARING	DISTANCE
L 1	N 00°37'01"E	20.02'
L 2	N 86°40'08"W	363.41'
L 3	S 87°34'24"W	30.02'
L 4	N 00°38'11"E	208.60'
	(S 00°38' W	208.71'
L 5	N 88°31'43"W	209.49'
	(S 88°32'32"E	208.71'
L 6	S 00°23'11"W	208.69'
	(S 00°38' W	208.71'
L 7	S 88°32'57"E	208.58'
	(N 88°32'32"W	208.71'
L 8	S 84°08'59"E	3089.58'

LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = SET 5/8" x 30" I. ROD w/1 1/2" ALUM. CAP AS NOTED.
- = FOUND 5/8" I. ROD PER M51-54 UNLESS NOTED OTHERWISE
- ⊕ = FOUND BRASS CAP, OR AS NOTED
- ⊙ = FOUND 5/8" I. ROD PER M107-76
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M51-54
- [] = RECORD CALLS PER RMI-15
- < > = RECORD CALLS PER M107-76
- PL = PROPERTY LINE POSTED & BLAZED

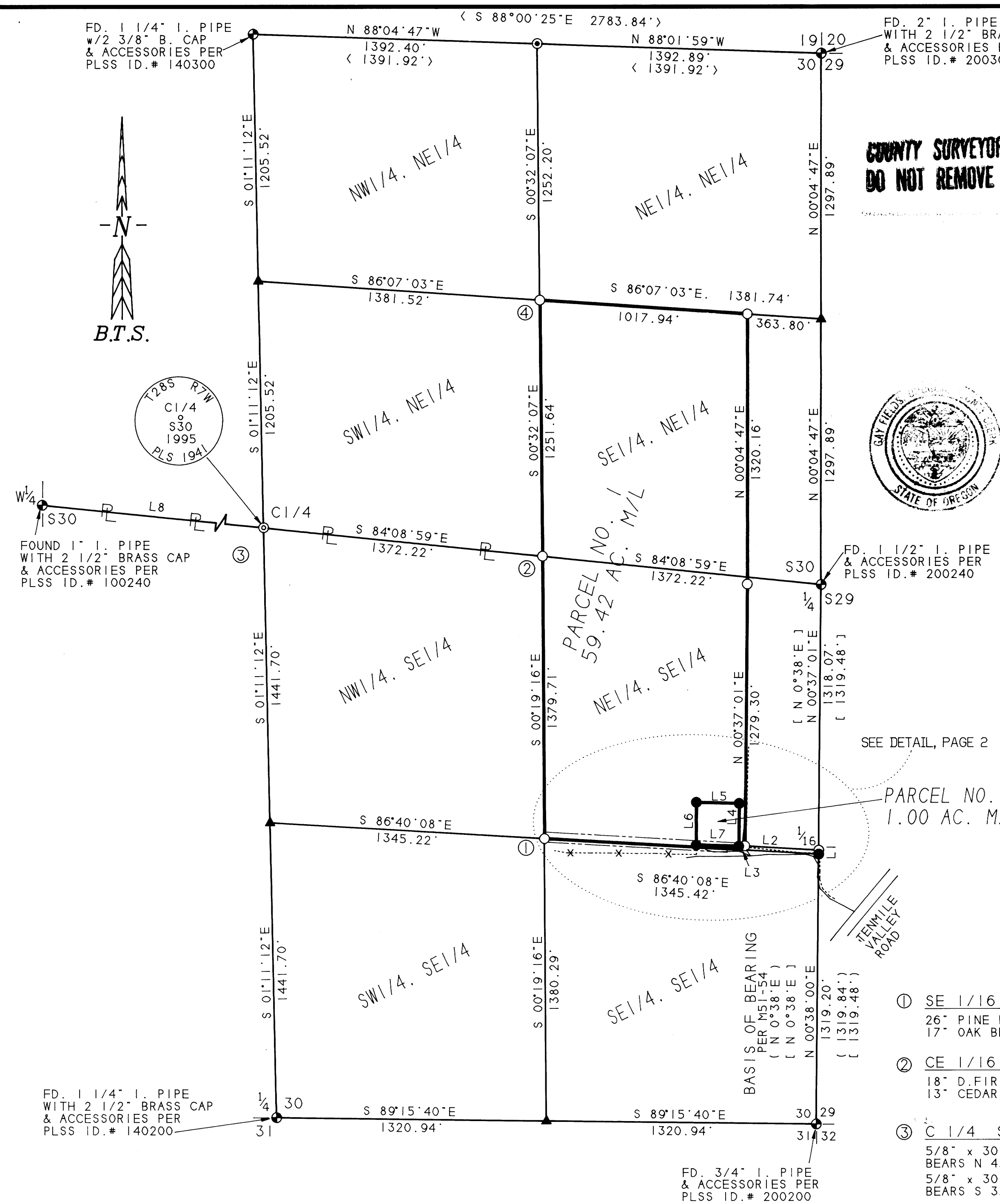
ZONING AND UTILITIES:

ZONE: FF, FG & RR 2 ACRE
 COMP. PLAN: FF TRANSITIONAL, AGRICULTURAL LAND & COMMITTED RESIDENTIAL 2-ACRE
 WATER: WELL
 SEWER: SUB-SURFACE
 EXISTING WATER RIGHT: NONE APPURTINENT
 PLANNING FILE NO. 95-120
 EXPIRES: 12-31-95

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian J. DeGroot

OREGON JULY 17 1981 KRISTIAN J. DEGROOT 041



- ① SE 1/16 S30
26" PINE BEARS S 40°E 43.7' FACED "SE 1/16 S30" "BT"
17" OAK BEARS S 43°W 107.2' FACED "SE 1/16 S30" "BT"
- ② CE 1/16 S30
18" D.FIR BEARS N 19°W 69.2' FACED "CE 1/16 S30" "BT"
13" CEDAR BEARS S 72°E 56.5' FACED "CE 1/16 S30" "BT"
- ③ C 1/4 S30
5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
BEARS N 45°W. 23.3'
5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
BEARS S 35°W. 20.8'
19" D.FIR BEARS N 56°W 29.3' FACED "C 1/4 S30" "BT"
11" D.FIR BEARS S 32°E 42.3' FACED "C 1/4 S30" "BT"
- ④ NE 1/16 S30
21" D.FIR BEARS S 74°E 19.6' FACED "NE 1/16 S30" "BT"
17" D.FIR BEARS S 32°W 35.6' FACED "NE 1/16 S30" "BT"
FD. 5/8" I. ROD PER M62-17. BEARS S 61°49'22"E 82.43'

1996 - 0004 B

A LAND PARTITION

IN THE E 1/2 OF SECTION 30, T28S, R7W, W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 100' AUGUST, 1995

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

SURVEYED BY:
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ROSEBURG FOREST PROD.
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ROSEBURG, OREGON 97470

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LAURA J. MEEDS AND THEODORE E. AND ELOISE M. ANDERSON 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.

Laura J. Meeds
LAURA J. MEEDS

Eloise M. Anderson
ELOISE M. ANDERSON

RECORDED IN BOOK 1375, PAGE 165.
THEODORE E. ANDERSON, DECEASED

ACKNOWLEDGMENT:

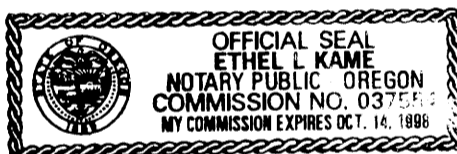
STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF September, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LAURA J. MEEDS,

AND ELOISE M. ANDERSON, 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.

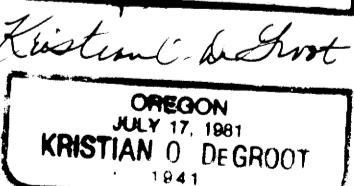
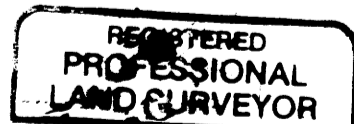
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" I. ROD PER M51-54



EXPIRES: 12-31-95

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

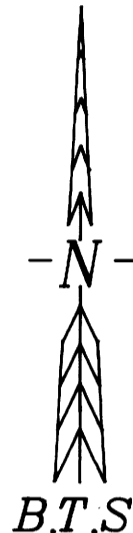
ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO LAURA J. MEEDS AS RECORDED IN INST. NO. 90-9709 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO THEODORE E. AND ELOISE M. ANDERSON AS RECORDED IN INST. NO. 87-9702 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST 1/16 CORNER OF SECTION 30, T.28S., R.7W., W.M., THENCE N.0°19'16"W., 1379.71 FEET TO A 5/8" IRON ROD AT THE CENTER EAST 1/16 CORNER OF SAID SECTION 30; THENCE N.0°32'07"W., 1251.64 FEET TO A 5/8" IRON ROD AT THE NORTHEAST 1/16 CORNER OF SAID SECTION 30; THENCE S.86°07'03"E, ALONG THE NORTH LINE OF THE SE 1/4, NE 1/4 OF SAID SECTION 30, 1017.94 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO EDGAR M. AND WANDA M. SIMS AS RECORDED IN INST. NO. 91-06593 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.0°04'47"W. ALONG THE WEST LINE OF SAID SIMS PROPERTY, 1320.16 FEET TO A 5/8" IRON ROD; THENCE S.0°37'01"W CONTINUING ALONG SAID WEST LINE, 1279.30 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SIMS PROPERTY; THENCE S.86°40'08"E, 363.41 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SECTION 30 AND THE SOUTHEAST CORNER OF SAID SIMS PROPERTY; THENCE S.0°37'01"W ALONG THE EAST LINE OF SAID SECTION 30, 20.02 FEET TO A 5/8" IRON ROD AT THE SOUTH 1/16 CORNER OF SECTION 29 AND SECTION 30; THENCE N.86°40'08"W., 1345.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.42 ACRES, MORE OR LESS.

TOGETHER WITH THOSE ACCESS EASEMENTS DESCRIBED IN VOLUME 336, PAGE 279 AND IN VOLUME 336, PAGE 281 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

SUBJECT TO A RIGHT OF WAY AND EASEMENT DESCRIBED IN VOLUME 379, PAGE 457 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS DESCRIBED IN VOLUME 107, PAGE 515, INST. NO. 87-09702 AND INST. NO. 93-00658 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.



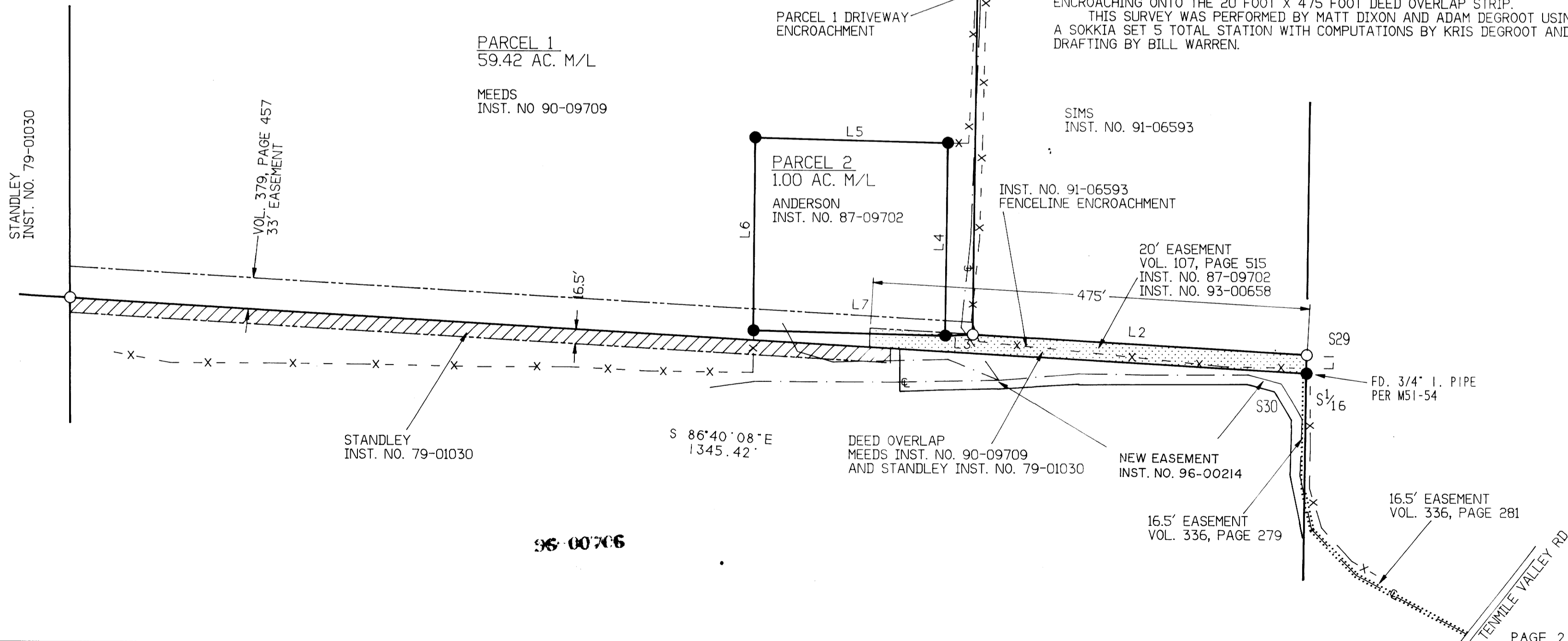
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE SECTION 30, MONUMENT THE C 1/4, SE 1/16, CE 1/16 AND NE 1/16 CORNERS, POST AND FLAG THE E-W CENTERLINE OF SECTION 30 FROM THE WEST 1/4 CORNER EAST TO THE CE 1/16 CORNER AND TO PARTITION THOSE PARCELS OF PROPERTY DESCRIBED IN INST. NO. 90-09709 AND INST. NO. 87-09702 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 95-120. MONUMENTS AT THE NORTHEAST AND SOUTHEAST SECTION CORNERS AND THE EAST, WEST AND SOUTH 1/4 CORNERS WERE FOUND AS PERPETUATED IN THEIR ORIGINAL POSITIONS AS NOTED ON THE MAP. THE NORTH 1/4 CORNER WAS FOUND AS PERPETUATED IN THE 1924 USGLO PROPORTIONATE POSITION. THE SOUTH 1/16 S30/S29 AND THE CORNERS OF INST. NO. 87-09702 (PARCEL 2) WERE FOUND AS SET PER M 51-54. THE EAST 1/16 S19/S30 WAS FOUND AS SET PER M 107-76. USING THE CORNERS LISTED, SECTION 30 WAS SUBDIVIDED AS PER THE MANUAL OF SURVEY INSTRUCTIONS, 1973 AND THE ABOVE LISTED CORNERS MONUMENTED. THE EAST LINE OF PARCEL 1 WAS MONUMENTED AS DESCRIBED IN INST. NO. 90-09709.

THE NE CORNER OF M62-17 WAS FOUND, BUT NOT ACCEPTED AS THE NE 1/16 CORNER BECAUSE M62-17 CORNERS WERE NOT SET BY PROPER METHODS.

A DEED OVERLAP EXISTS BETWEEN INST. NO. 90-09709 AND INST. NO. 79-01030 OVER A 20 FOOT X 475 FOOT STRIP OF LAND LOCATED ALONG THE SOUTH LINE OF PARCEL 1, AS NOTED IN THE DETAIL. I ALSO FOUND THAT LONG ESTABLISHED ROADWAYS PROVIDING ACCESS TO PARCEL 1 AND PARCEL 2 ARE NOT LOCATED ON THEIR DESCRIBED EASEMENTS, A NEW EASEMENT OVER THE EXISTING ROADWAY WAS RECORDED AS INST. NO. 96-214 AS SHOWN ON THE DETAIL. ALSO, A LONG ESTABLISHED ROADWAY FOR ACCESS TO PARCEL 1 LYING ALONG THE EAST LINE OF PARCEL 1 IS ENCRUCHING ONTO INST. NO. 91-06593 AND A FENCE ALONG THE SOUTH LINE OF INST. NO. 91-06593 IS ENCRUCHING ONTO THE 20 FOOT X 475 FOOT DEED OVERLAP STRIP.

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



96-00706

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