8000 - 9961

LAND PARTITION

IN THE

N. 1/2 OF SEC. 15. T.26S.. R.4W.. W.M.
DOUGLAS COUNTY. OREGON

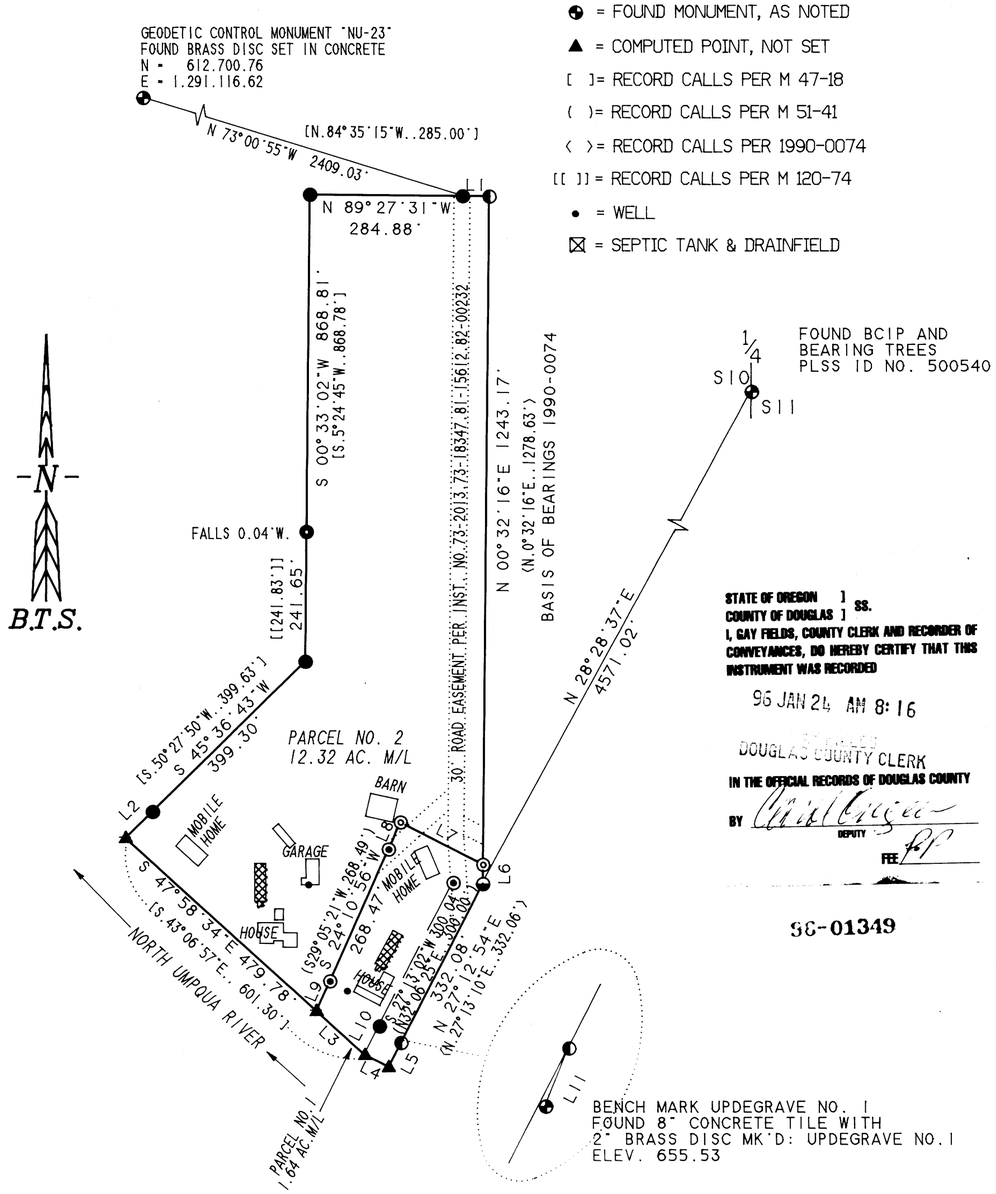
SCALE 1" = 200' MARCH. 1995

LINE	BEARING	DISTANCE	
L 1	N 89°30'08"W	49.93'	(N.89°27'55"W..50.00')
L 2	S 45°36'43"W	70.00'	
L 3	S 47°58'34"E	121.67'	
L 4	S 62°46'58"E	49.98'	
L 5	N 27°12'54"E	51.19'	
L 6	N 00°32'16"E	35.47'	
L 7	N 62°49'30"W	172.50'	
L 8	S 23°40'13"W	54.90'	
L 9	S 24°10'56"W	60.94'	
L 10	S 27°13'02"W	60.00'	
L 11	S 21°41'40"W	00.97'	

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LEGEND:

- ◎ = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ● = FOUND 5/8" IRON ROD PER M 47-18
- ◉ = FOUND 5/8" IRON ROD PER M 51-41
- ◒ = FOUND 5/8" IRON ROD PER CS FILE NO. 63/110
- ◐ = FOUND 5/8" IRON ROD PER 1990-0074
- ⊙ = FOUND 5/8" IRON ROD PER M 120-74
- ◔ = FOUND MONUMENT, AS NOTED
- ▲ = COMPUTED POINT, NOT SET
- [ ]= RECORD CALLS PER M 47-18
- ( )= RECORD CALLS PER M 51-41
- < >= RECORD CALLS PER 1990-0074
- [[ ]] = RECORD CALLS PER M 120-74
- • = WELL
- ⊠ = SEPTIC TANK & DRAINFIELD



BENCH MARK UPDEGRAVE NO. 1
FOUND 8" CONCRETE TILE WITH
2" BRASS DISC MK'D: UPDEGRAVE NO.1
ELEV. 655.53

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

96 JAN 24 AM 8:16

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
FEE

96-01349

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

SURVEYED FOR:
DAVID B. BOGAN
15621 N. BANK ROAD
ROSEBURG. OR 97470

ZONING AND UTILITIES:

ZONE: EXCLUSIVE FARM USE-GRAZING (FG)

COMP. PLAN: AGRICULTURAL AGG

WATER: WELL

SEWER: SEPTIC

EXISTING WATER RIGHT: NONE APPURTENANT

PLANNING FILE NO. 94-233

APPROVALS:

Keith L. Cubic — 1/8/96
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Gary C. Monsen DEPUTY — 1-8-96
DOUGLAS COUNTY SURVEYOR — DATE

FILED THIS 24th DAY OF January 1995. BY at 8:16am.
GAY FIELDS, County Clerk
By Carol Engle Deputy
DOUGLAS COUNTY CLERK

GAY FIELDS, DOUGLAS COUNTY CLERK — STATE OF OREGON

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

Vickey Janferani, dep. — 1-23-96
DOUGLAS COUNTY TAX COLLECTOR — DATE

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

EXPIRES 12/31/95

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID B. BOGAN AND SARAH B. BOGAN 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.

David B. Bogan — Sarah B. Bogan
DAVID B. BOGAN — SARAH B, BOGAN

ACKNOWLEDGMENT:

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

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS. ON THIS 3 DAY OF January. 1995. BEFORE ME. A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY. PERSONALLY APPEARED DAVID B. BOGAN AND SARAH B. BOGAN. 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:

THOSE PARCELS OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 15. T.26S.. R.4W.. W.M. AND DESCRIBED IN A DEEDS TO DAVID B. BOGAN AND SARAH B. BOGAN AS RECORDED IN INST. NO. 79-19692 AND INST. NO. 85-5036 OF THE RECORDS OF DOUGLAS COUNTY. OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE 1/4 CORNER COMMON TO SECTIONS 10 AND 11 OF T.26S.. R.4W.. W.M. BEARS N.28°28'27"E.. 4571.02 FEET: THENCE N.0°32'16"E.. 1278.64 FEET TO A 5/8" IRON ROD: THENCE N.89°30'08"W.. 49.93 FEET TO A 5/8" IRON ROD: THENCE N.89°27'31"W.. 284.88 FEET TO A 5/8" IRON ROD: THENCE S.0°33'02"W.. 868.81 FEET TO A 5/8" IRON ROD: THENCE S.45°36'43"W.. 399.30 FEET TO A 5/8" IRON ROD ON THE HIGH BANK OF THE NORTH UMPQUA RIVER THENCE: S.45°36'43"W.. 70.00 FEET TO A POINT: THENCE S.47°58'34"E.. 601.45 FEET TO A POINT: THENCE S.62°46'58"E.. 49.98 FEET TO A POINT: THENCE N.27°12'54"E.. 51.19 FEET TO A 5/8" IRON ROD ON THE HIGH BANK OF THE NORTH UMPQUA RIVER: THENCE N.27°12'54"E.. 332.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.96 ACRES. MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 79-19692 AND INST. NO. 85-5036 OF THE RECORDS OF DOUGLAS COUNTY. OREGON AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT IN FILE NO. 94-233. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER SURVEYS M 47-18. M 51-41. C.S. FILE NO. 63/110 AND 1990-0074 AS SHOWN ON THE FACE OF THE MAP. NEW MONUMENTS WERE ESTABLISHED ON THE NORTH LINE OF PARCEL NO. 1 UNDER THIS SURVEY.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2B11 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

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