

1996 - 0029B

LAND PARTITION

LOCATED IN THE

S.E. 1/4, SECTION 19, S.W. 1/4, SECTION 20
N.W. 1/4, SECTION 29, N.E. 1/4, SECTION 30
T. 28 S., R. 6 W., W.M.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CYRIL H. NICHOLS, JEAN A. NICHOLS AND DAVILA JANE PAPST, TRUSTEES UNDER THE NICHOLS LOVING TRUST, DATED DECEMBER 23, 1992 AND RICHARD BOUSEMAN NICHOLS, ANITA LEE NICHOLS AND BEVERLY MARIE MERCHER 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.

Cyril H. Nichols JEAN A. NICHOLS
Davila Jane Papst RICHARD BOUSEMAN NICHOLS
Anita Lee Nichols BEVERLY MARIE MERCHER

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

SURVEYED FOR:
NICHOLS LOVING TRUST
RICHARD B. NICHOLS
ANITA LEE NICHOLS
BEVERLY M. MERCHER
388 OLD BROCKWAY ROAD
WINSTON, OR 97496

53-06113

APPROVALS:

Chris S. Berman 2/14/96
WINSTON PLANNING COMMISSION CHAIRMAN DATE
Janet R. Sundeen 3/18/96
DOUGLAS COUNTY SURVEYOR DATE
FILED THIS 19th DAY OF March 1996, BY

GAY FIELDS, County Clerk

DOUGLAS COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS)
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
MARCH 19 1996
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY
FEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

I KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CYRIL H. NICHOLS, JEAN A. NICHOLS, DAVILA JANE PAPST, RICHARD BOUSEMAN NICHOLS, ANITA LEE NICHOLS AND BEVERLY MARIE MERCHER, 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.

Maureen Moore
NOTARY PUBLIC, STATE OF OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF THAT PROPERTY DESCRIBED IN INST. NO. 87-10827 OF THE RECORDS OF DOUGLAS COUNTY INTO TWO PARCELS. M 122-45 WAS THE BASIS OF THIS SURVEY AND PARCEL NO. 1 WAS SURVEYED AND MONUMENTED UNDER M 122-45. DILLARD-BROCKWAY COUNTY ROAD NO. 47 LYING SOUTH OF THE COOS BAY-ROSEBURG STATE HIGHWAY NO. 42 (OR 42) WAS CONTROLLED BY MONUMENTS FOUND PER THE 1968 AND 1973 PLANS FOR COUNTY ROAD NO. 47 AND M 105-33, 1973 RIGHT OF WAY MONUMENTS FOUND 50 FEET RIGHT OF EQUATION STATION 43+31.38 BK - 43+30.23 AH, 100 FEET RIGHT OF STATIONS 49+10.54 AND 50+52.85, 35 FEET RIGHT OF STATION 57+04.68 AND 30 FEET RIGHT OF 1973 STATION 75+65.65 = 1968 STATION II+93.70 CONTROLLED THE CENTERLINE ALIGNMENT. OTHER RIGHT OF WAY MONUMENTS FOUND TYPICALLY FELL WITHIN 0.05 FEET OF THEIR COMPUTED POSITIONS AND WERE ACCEPTED AS FOUND EXCEPT FOR THE MONUMENTS FOUND 100 FEET RIGHT OF STATION 51+60, 150 FEET RIGHT OF STATION 46+59.13 AND 150 FEET RIGHT OF STATION 44+35 WHICH FELL OUT OF POSITION AS LISTED ON THE FACE OF THE MAP. THE SOUTHERLY RIGHT OF WAY LINE OF OR 42 WAS CONTROLLED BY OSDH RIGHT OF WAY MONUMENTS FOUND PER 1989 OR 42 PLANS AS LISTED IN M 122-45. THE EAST AND SOUTH LINES OF D.L.C. NO. 51 WERE COMPUTED BY THE BROKEN BOUNDARY METHOD OF THE "MANUAL OF SURVEYING INSTRUCTIONS, 1973" FROM THE NORTHEAST AND SOUTHWEST D.L.C. CORNERS. THE EASTERLY BOUNDARY OF PARCEL NO. 2 IS PLATTED ALONG THE CENTERLINE OF THE SOUTH UMPQUA RIVER. THE RIVER CENTERLINE WAS CONTROLLED BY SURVEYING THE NORTHWESTERLY OR LEFT LOW BANK OF THE RIVER ALONG WITH A PHOTOGRAMMETRIC SURVEY BY KOWCHEE PHOTOGRAMMETRIC ENGINEERING, INC. THE PORTION OF PARCEL NO. 2 LYING WEST OF COUNTY ROAD NO. 47 WAS CONTROLLED BY A LINE 500 FEET WESTERLY OF AND PARALLEL TO THE 1922 WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 47 AND IS THE SOUTHERLY EXTENSION OF THE WEST LINE OF M 122-45 INTERSECTING THE SOUTH LINE OF M 105-33, THE NORTH AND WEST LINES OF M 24-10, AND THE NORTH LINE OF M 29-66 AS COMPUTED PER BOOK 323, PAGE 488 AND INST. NO. 51345.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, KIRK COPSEY AND AARON FANNING USING A SOKKIA SET 2BII AND SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

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 ARE TRUE AND CORRECT DESCRIPTIONS:

THOSE PARCELS OF LAND LOCATED IN THE JOSEPH GAGE D.L.C. NO. 51 IN SECTIONS 19, 20, 29 AND 30 OF T.28S, R.6W, W.M, BEING A PORTION OF THAT PROPERTY DESCRIBED IN A DEED TO NICHOLS BROS. INC AS RECORDED IN BOOK 323, PAGE 488 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1
BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF THE ROSEBURG-COOS BAY HIGHWAY NO. 42, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A STIPULATED FINAL JUDGEMENT TO THE STATE OF OREGON AS RECORDED IN INST. NO. 91-09746 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF T.28S, R.6W, W.M. BEARS N.4°26'41"W, 299.62 FEET; THENCE N10°37'54"W, 731.26 FEET TO A 5/8" IRON ROD; THENCE 463.21 FEET ALONG THE ARC OF A 1236.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.0°06'10"E, 460.51 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 86-17331 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.86°35'34"E, 165.62 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID INST. NO. 86-17331; THENCE N.3°22'36"W ALONG THE EAST LINE OF SAID INST. NO. 86-17331, 191.13 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER PARCEL 1 OF A LAND PARTITION RECORDED IN BOOK 8, PAGE 146 A&B OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.85°25'18"E, 376.73 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE WESTERLY RIGHT OF WAY LINE OF THE DILLARD-BROCKWAY COUNTY ROAD NO. 47; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 47:
S.11°12'59"W, 80.12 FEET TO A 5/8" IRON ROD 30 FEET LEFT OF ENGINEERS CENTERLINE STATION 85+00,
S.78°34'39"E, 9.95 FEET TO A 5/8" IRON ROD 20 FEET LEFT OF ENGINEERS CENTERLINE STATION 85+00,
S.11°15'28"W, 162.16 FEET TO A 5/8" IRON ROD,
281.26 FEET ALONG THE ARC OF A 736.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.0°18'47"W, 279.55 FEET) TO A 5/8" IRON ROD,
S.10°37'54"E, 114.17 FEET TO A 5/8" IRON ROD 20 FEET RIGHT OF ENGINEERS CENTERLINE STATION 4+83.34,
S.79°22'06"W, 10.00 FEET TO A 3/4" IRON ROD 30 FEET RIGHT OF ENGINEERS CENTERLINE STATION 4+83.34,
217.80 FEET ALONG THE ARC OF A 5759.58 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.11°42'54"E, 217.79 FEET) TO A 5/8" IRON ROD 30 FEET RIGHT OF ENGINEERS CENTERLINE STATION 7+00,
S.10°35'07"E, 198.59 FEET TO AN 5/8" IRON ROD 40 FEET RIGHT OF ENGINEERS CENTERLINE STATION 9+00,
S.0°40'42"W, 37.73 FEET TO AN 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY NO. 42 AND OF SAID INST. NO. 91-09746; THENCE S.60°46'00"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 513.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.50 ACRES, MORE OR LESS.

PARCEL NO. 2
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COOS BAY-ROSEBURG STATE HIGHWAY NO. 42 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF T.28S, R.6W, W.M. BEARS N.81°02'40"W, 583.15 FEET; THENCE N.60°46'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2137.14 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF D.L.C. NO. 51 THENCE S.0°50'51"W, ALONG SAID EAST LINE, 314.30 FEET TO THE CENTERLINE OF THE SOUTH UMPQUA RIVER; THENCE THE FOLLOWING COURSES UPSTREAM ALONG SAID CENTERLINE: S.37°10'52"W, 162.86 FEET TO A POINT, S.27°55'21"W, 397.31 FEET TO A POINT, S.22°59'49"W, 489.44 FEET TO A POINT, S.19°09'38"W, 457.55 FEET TO A POINT, S.26°55'35"W, 523.99 FEET TO A POINT, S.12°31'18"W, 492.41 FEET TO A POINT, S.3°29'09"W, 832.32 FEET TO POINT, S.10°35'44"E, 184.85 FEET TO A POINT, S.33°57'42"E, 794.04

FEET TO A POINT ON THE SOUTH LINE OF SAID D.L.C. NO. 51; THENCE N.89°42'34"W, ALONG SAID SOUTH LINE, 646.33 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF THE DILLARD-BROCKWAY COUNTY ROAD NO. 47; THENCE THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: 204.40 FEET ALONG THE ARC OF A 5879.58 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.2°25'51"W, 204.39 FEET) TO A 5/8" IRON ROD 150 FEET RIGHT OF STATION 46+59.13, N.3°25'37"W, 140.87 FEET TO A 5/8" IRON ROD 150 FEET RIGHT OF STATION 48+00, N.29°38'36"W, 113.18 FEET TO A 5/8" IRON ROD 100 FEET RIGHT OF STATION 49+10.54, 169.80 FEET ALONG THE ARC OF A 918.51 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.8°43'22"W, 169.55 FEET) TO A 5/8" IRON ROD 100 FEET RIGHT OF STATION 50+52.85, N.14°01'07"W, 107.15 FEET TO A 5/8" IRON ROD 100 FEET RIGHT OF STATION 51+60, S.76°10'32"W, 44.92 FEET TO A 5/8" IRON ROD 55 FEET RIGHT OF STATION 51+60, N.15°36'40"W, 361.80 FEET TO A 5/8" IRON ROD 45 FEET RIGHT OF STATION 55+21.83, N.15°21'15"W, 180.55 FEET TO A 5/8" IRON ROD 35 FEET RIGHT OF STATION 57+04.68, N.8°23'39"W, 295.27 FEET TO A 5/8" IRON ROD 45 FEET RIGHT OF STATION 60+00, N.13°13'37"W, 200.28 FEET TO A 5/8" IRON ROD 35 FEET RIGHT OF STATION 62+00, N.8°54'20"W, 199.95 FEET TO A 5/8" IRON ROD 45 FEET RIGHT OF STATION 64+00, N.10°20'46"W, 599.86 FEET TO A 5/8" IRON ROD 40 FEET RIGHT OF STATION 70.00, N.11°21'10"W, 565.94 FEET TO A 5/8" IRON ROD 30 FEET RIGHT OF EQUATION STATION 75+65.65 = II+93.70, N.10°37'54"W, 143.71 FEET TO 5/8" IRON ROD 30 FEET LEFT OF STATION 10+50, N.11°10'11"E, 53.85 FEET TO A 5/8" IRON ROD 50 FEET LEFT OF STATION 10+00, S.79°22'06"W, 2.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.74 ACRES, MORE OR LESS.

ALSO BEGINNING AT A 5/8" IRON ROD FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF T.28S, R.6W, W.M. BEARS N.8°01'45"W, 707.25 FEET; THENCE S.89°25'57"E, 494.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE DILLARD-BROCKWAY COUNTY ROAD NO. 47; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE: 68.30 FEET ALONG THE ARC OF A 2894.79 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.9°57'18"E, 68.38 FEET) TO A 5/8" IRON ROD 30 FEET RIGHT OF STATION 16+75.97, S.21°08'48"E, 41.30 FEET TO A 5/8" IRON ROD, S.10°20'38"E, 293.05 FEET TO A 5/8" IRON ROD 40 FEET LEFT OF STATION 67+50, S.13°13'42"E, 100.18 FEET TO A 5/8" IRON ROD 35 FEET LEFT OF STATION 66+50, S.10°20'37"E, 649.77 FEET TO A 5/8" IRON ROD 35 FEET LEFT OF STATION 60+00, S.12°14'13"E, 20.07 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JERRY B. AND KAREN HALL AS RECORDED IN INST. NO. 93-06822; THENCE S.79°34'20"W, LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF HALL, 491.70 FEET TO A 5/8" IRON ROD; THENCE N.10°37'54"W, 1266.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.75 ACRES, MORE OR LESS.

PARCEL NO. 3: BEGINNING AT A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JERRY B. AND KAREN HALL AS RECORDED IN INST. NO. 93-06822 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF T.28S, R.6W, W.M. BEARS N.9°47'28"W, 2189.04 FEET; THENCE S.52°16'07"E, 9.20 FEET TO A CONCRETE NAIL AND BRASS WASHER IN A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID INST. NO. 93-06822; THENCE S.52°13'26"E, ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE OREGON STATE HIGHWAY COMMISSION AS RECORDED IN VOLUME 173, PAGE 56 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, 519.57 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE S.62°33'51"W, ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RENNER HARRISON WINSTON AS RECORDED IN INST. NO. 87-09833 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, 339.26 FEET TO A POINT; THENCE N.17°03'54"W, 124.46 FEET TO A POINT; THENCE 219.22 FEET ALONG THE ARC OF A 1952.39 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.13°50'54"W, 219.11 FEET) TO A POINT; THENCE N.10°37'54"W, 151.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.94 ACRES, MORE OR LESS.

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

EXPIRES 12/31/97

TAX COLLECTOR CERTIFICATE:

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

Donna Mitchell Deputy 3/18/96
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING AND UTILITIES:

ZONE: C-SH, A-O, RLA, C-6, R-H
COMP. PLAN: C-HIS, OA, RLA 4.5 DU/AC, C, RH 16 DU/AC
WATER: WINSTON-DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Kristian O. Degroot

1996 - 0029B