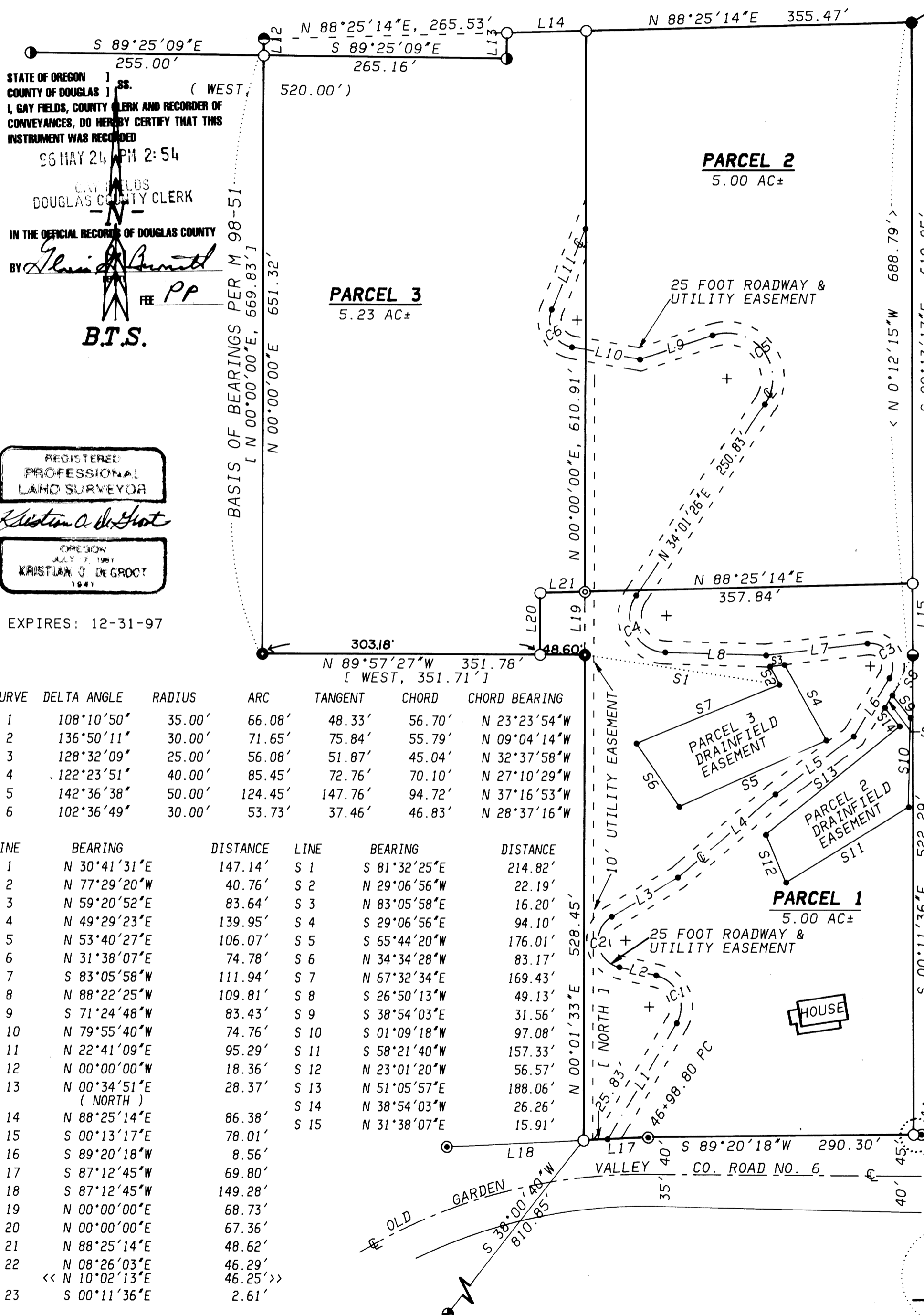


1996 - 0045

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

LOCATED IN
S.W. 1/4, SECTION 28, T26S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SCALE 1"=100'
MAY, 1996



STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
ON MAY 24 2:54 PM 1996
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Kristian O. Degroot*
P.P.
B.T.S.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 7, 1991
KRISTIAN O. DEGROOT
1941

EXPIRES: 12-31-97

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	108°10'50"	35.00'	66.08'	48.33'	56.70'	N 23°23'54"W
C 2	136°50'11"	30.00'	71.65'	75.84'	55.79'	N 09°04'14"W
C 3	128°32'09"	25.00'	56.08'	51.87'	45.04'	N 32°37'58"W
C 4	122°23'51"	40.00'	85.45'	72.76'	70.10'	N 27°10'29"W
C 5	142°36'38"	50.00'	124.45'	147.76'	94.72'	N 37°16'53"W
C 6	102°36'49"	30.00'	53.73'	37.46'	46.83'	N 28°37'16"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N 30°41'31"E	147.14'	S 1	S 81°32'25"E	214.82'
L 2	N 77°29'20"W	40.76'	S 2	N 29°06'56"W	22.19'
L 3	N 59°20'52"E	83.64'	S 3	N 83°05'58"E	16.20'
L 4	N 49°29'23"E	139.95'	S 4	S 29°06'56"W	94.10'
L 5	N 53°40'27"E	106.07'	S 5	S 65°44'20"W	176.01'
L 6	N 31°38'07"E	74.78'	S 6	N 34°34'28"W	83.17'
L 7	S 83°05'58"W	111.94'	S 7	N 67°32'34"E	169.43'
L 8	N 88°22'25"W	109.81'	S 8	S 26°50'13"W	49.13'
L 9	S 71°24'48"W	83.43'	S 9	S 38°54'03"E	31.56'
L 10	N 79°55'40"W	74.76'	S 10	S 01°09'18"W	97.08'
L 11	N 22°41'09"E	95.29'	S 11	S 58°21'40"W	157.33'
L 12	N 00°00'00"W	18.36'	S 12	N 23°01'20"W	56.57'
L 13	N 00°34'51"E (NORTH)	28.37'	S 13	N 51°05'57"E	188.06'
L 14	N 88°25'14"E	86.38'	S 14	N 38°54'03"W	26.26'
L 15	S 00°13'17"E	78.01'	S 15	N 31°38'07"E	15.91'
L 16	S 89°20'18"W	8.56'			
L 17	S 87°12'45"W	69.80'			
L 18	S 87°12'45"W	149.28'			
L 19	N 00°00'00"E	68.73'			
L 20	N 00°00'00"E	67.36'			
L 21	N 88°25'14"E	48.62'			
L 22	N 08°26'03"E	46.29'			
L 23	N 10°02'13"E	46.25'			
	S 00°11'36"E	2.61'			

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

SURVEYED FOR:
CHARLES J. & SHARON E. BRODIGAN
787 OLD GARDEN VALLEY ROAD
ROSEBURG, OREGON 97470

ZONING AND UTILITY

ZONE: RURAL RESIDENTL
COMP PLAN: COMMITTEE RESIDENTIAL
WATER: UMPQUA BASIN WATER ASSN.
SEWER: SEPTIC
PLANNING FILE: 95-334

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CHARLES J. BRODIGAN AND SHARON E. BRODIGAN 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 AND HAVE CAUSED THE ROADWAY AND UTILITY EASEMENTS TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT

Charles J. Brodigan *Sharon E. Brodigan*
CHARLES J. BRODIGAN SHARON E. BRODIGAN

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF May, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES J. BRODIGAN AND SHARON E. BRODIGAN, 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 I. 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:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO CHARLES J. BRODIGAN AND SHARON E. BRODIGAN AS RECORDED IN INST. NO. 92-20529 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF OLD GARDEN VALLEY COUNTY ROAD NO. 6 AS RELOCATED AND DESCRIBED IN THE STIPULATED JUDGEMENT FOR CIRCUIT COURT CASE NO. 87-1617, DOUGLAS COUNTY, OREGON FROM WHICH THE WITNESS CORNER TO THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33 OF T. 26S., R. 6W., W.M. BEARS S. 38°00'40"W., 810.85 FEET; THENCE N. 0°01'33"E. ALONG THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO IRVING K. CANNON, ET. UX. AS RECORDED IN INST. NO. 88-5631 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, 528.45 FEET TO A 5/8" IRON ROD; THENCE N. 89°57'27"W. ALONG THE NORTH LINE OF SAID INST. NO. 88-5631, 351.78 FEET TO A 5/8" IRON ROD; THENCE NORTH, 651.32 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO WALLACE W. WILLRETT AS RECORDED IN INST. NO. 88-00827 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S. 89°25'09"E., 265.16 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID INST. NO. 88-00827; THENCE N. 0°34'51"E., 28.37 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID INST. NO. 88-00827; THENCE N. 88°25'14"E., 441.85 FEET TO A 1 1/4" IRON ROD; THENCE S. 0°13'17"E., 688.86 FEET TO A 3/4" IRON ROD; THENCE S. 0°11'36"E., 522.29 FEET TO A 5/8" IRON ROD ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S. 89°20'18"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE S. 89°20'18"W. IRON ROD; THENCE S. 87°12'45"W. CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 69.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.23 ACRES, MORE OR LESS

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder 5/24/96
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Bob Williamson for KCC 5/23/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Arny C. Manna 5/22/96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

96-11231 2:54 P.M.
FILED THIS 24th DAY OF MAY 1996,

BY GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
Kristian O. Degroot
BY: DEPUTY

96-11230

1996 - 0045