

1996 - 0048

# A LAND PARTITION (P-96-2)

LOCATED IN THE NW 1/4 OF THE SW 1/4 SEC. 11, T.27S., R.6W.,W.M.  
CITY OF ROSEBURG

DOUGLAS COUNTY, OREGON

SCALE: 1" = 50' MAY, 1996

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



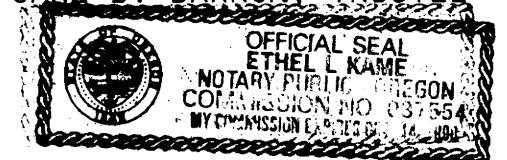
SURVEYED BY:  
GLENN BAUGHMAN, PLS NO. 536  
342 LOWER GARDEN VALLEY RD.  
ROSEBURG, OR 97470  
(541) 673-3718

SURVEYED FOR:  
CARL BARRON TRUST  
P.O. BOX 940  
ROSEBURG, OR 97470

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CARL DEAN BARRON PERSONAL REPRESENTATIVE OF THE CARL DEAN BARRON TRUST IS THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND, IN ACCORDANCE WITH O.R.S. 92.075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE 25 FOOT ACCESS EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

*Carl Dean Barron Trustee*  
CARL DEAN BARRON TRUST  
CARL D. BARRON, TRUSTEE



### ACKNOWLEDGMENT:

STATE OF OREGON )  
                          SS  
COUNTY OF DOUGLAS )

KNOW ALL THESE PEOPLE BY THESE PRESENTS ON THIS 22 DAY OF May 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL D. BARRON, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH HEREIN.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF May, 1996.

*Ethel L. Name*  
NOTARY PUBLIC, STATE OF OREGON

### ZONING AND UTILITIES:

ZONE: R-1-7.5  
COMP. PLAN: SINGLE FAMILY RESIDENCE  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY  
EXISTING WATER RIGHT: NONE  
PLANNING FILE NO. P-96-2

### APPROVALS:

CITY OF ROSEBURG

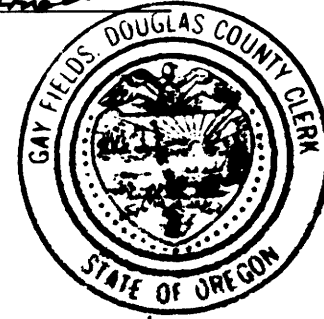
*[Signature]* 5-22-96  
COMMUNITY DEVELOPMENT DIRECTOR DATE

COUNTY OF DOUGLAS

*[Signature]* 5-24-96  
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 30 DAY OF JUNE 1996, BY

**GAY FIELDS, County Clerk** *[Signature]*  
COUNTY CLERK DEPUTY  
96-11774 9:11AM.



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

*Anne E. Schroeder* 5/31/96  
DOUGLAS COUNTY TAX COLLECTOR DATE

### LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FD. 5/8" I.R. PER M48-80
- = FD. 5/8" I.R. AS PER CS 58/40-2
- = FD. 5/8" I.R. AS PER EUNICE HEIGHTS SUB.
- = FD. 5/8" I.R. CRR\W
- ( ) = RECORD CALLS PER M 48-80

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

96 JUN -3 AM 9:11

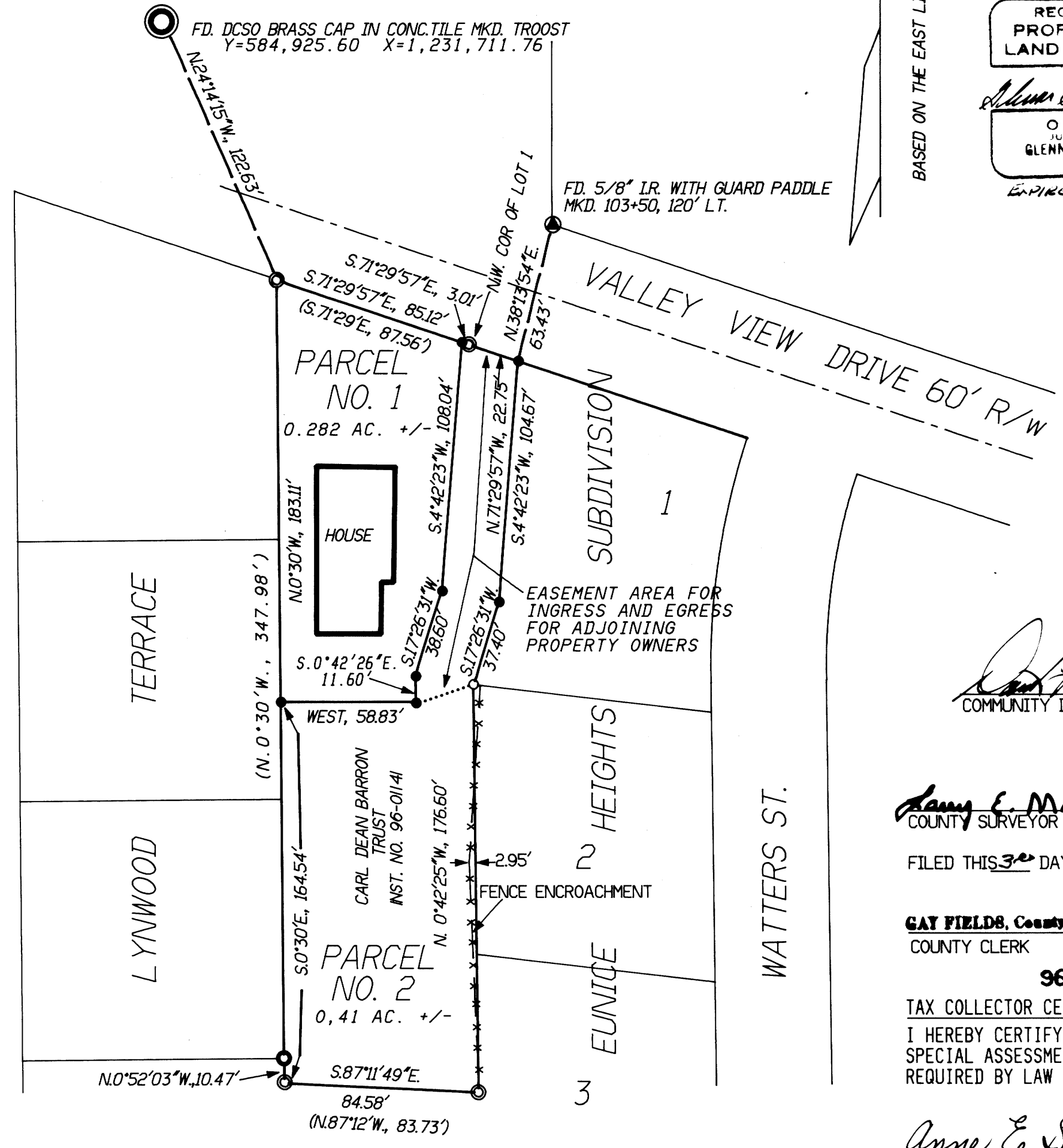
GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
DEPUTY

*[Signature]*  
GLENN S. BAUGHMAN, P.L.S. 536

FE PP

96-11774



### NARRATIVE:

AFTER FINDING THE CORNERS OF THE BARRON PARCEL AS SHOWN IN THE SURVEY M48-80 AND IDENTIFIED INSTRUMENT NO. 9601141 AND THE SOUTHWEST CORNER OF LOT NO. 1 EUNICE HEIGHTS SUBDIVISION WE WERE UNABLE TO FIND THE NORTHEAST CORNER OF LOT 1; THEREFORE WE USED THE EXTENSION OF THE LINE AS SHOWN IN MAP M48-80 ALONG THE SOUTHERLY R/W LINE OF VALLEY VIEW DRIVE AND ESTABLISHED A INTERSECTION WITH THE PROPOSED PROPERTY LINE. WE THEN SET MONUMENTS ALONG THIS LINE AND CLOSED IT BACK TO THE SOUTHWEST CORNER OF LOT 1 IT BEING A FOUND MONUMENT.  
THIS SURVEY WAS PERFORMED BY K. DEGROOT AND G. BAUGHMAN USING A SOKKIA SET 5A TOTAL STATION. WITH COMPUTATION AND DRAFTING BY G. BAUGHMAN

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