

1996 - 0049

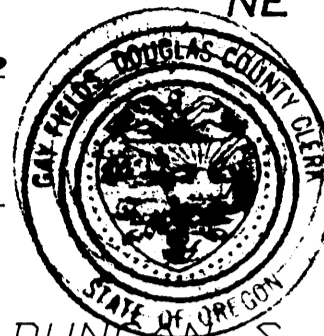
LAND PARTITION

LOCATED IN BLOCK TWO
AMENDED PLAT OF DEVORE'S ADDITION TO YONCALLA
NE 1/4 & SE 1/4, SEC. 4, T. 23S., R. 5W., W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100'
MARCH, 1996

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

SURVEYED FOR:
DAVID & JODIE ANDERSON
P.O. BOX 271
YONCALLA, OR 97499



APPROVALS:

Esther Kidd Candy Ewalt
CITY OF YONCALLA
Janet R. Sundeen
DOUGLAS COUNTY SURVEYOR

5-24-96
DATE
6/5/96
DATE

FILED THIS 6th DAY OF June 1996, BY *Carol Engle* Deputy
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK

DUNCAN'S YONCALLA NORTH
VOL. 16, PAGE 67

DUNCAN'S
FIRST
ADDITION
YONCALLA
VOL. 16,
PAGE 51

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

DECLARATION: 96-12035 ^{FF} _{PP}

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE MARK E. ANDERSON, DAVID A. ANDERSON AND JODIE L. 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 D.R.S. 92.075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

David A. Anderson *Jodie L. Anderson*
DAVID A. ANDERSON JODIE L. ANDERSON

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF May 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID A. ANDERSON AND JODIE L. 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.
E. L. Sam
NOTARY PUBLIC, STATE OF OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY MARK E. ANDERSON IS RECORDED IN BOOK 444, PAGE 237 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. 96-12034

SURVEYOR'S CERTIFICATE:

I, KRISTIAN D. 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 THE MARK E. ANDERSON, DAVID A. ANDERSON AND JODIE L. ANDERSON AS RECORDED IN INST. NO. 95-09956 OF THE RECORDS OF DOUGLAS COUNTY, OREGON

Kristian D. Degroot
KRISTIAN D. DEGROOT P.L.S. 1941

NARRATIVE:

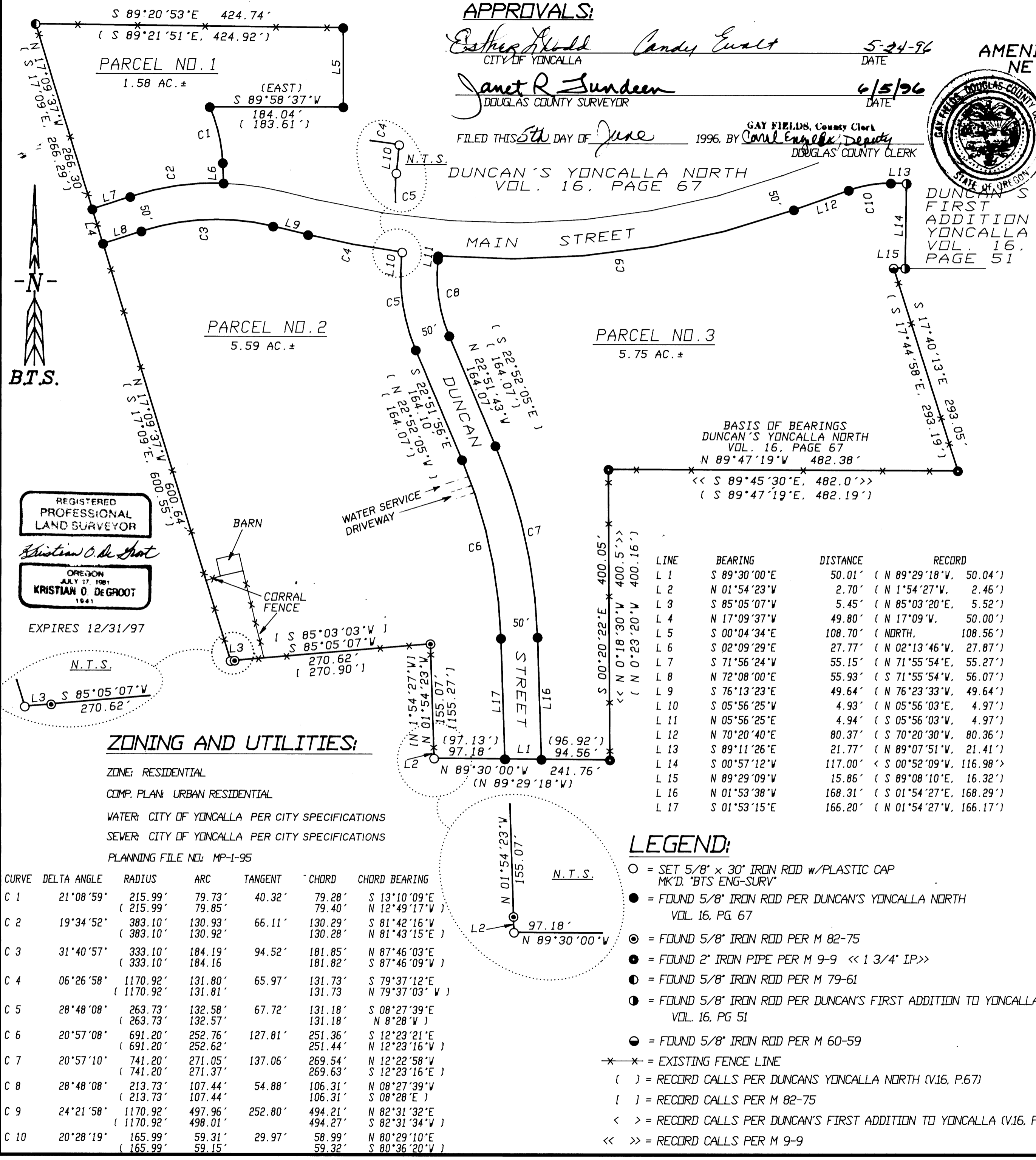
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 95-09956 INTO THREE PARCEL AS APPROVED BY THE CITY OF YONCALLA PLANNING COMMISSION UNDER FILE NO. MP-1-95. THIS SURVEY WAS CONTROLLED BY THE PLAT OF DUNCAN'S YONCALLA NORTH (VOL. 16, PAGE 67A & 67B). TWO MONUMENTS WERE SET AT THE TRUE CORNER POSITION ALONG THE SOUTH LINE OF PARCEL NO. 2 AND TWO MONUMENTS WERE SET AT THE INTERSECTION OF MAIN STREET AND DUNCAN STREET AT THE NORTHEAST CORNER OF PARCEL NO. 2 AS SHOWN ON THE FACE OF THE PLAT. ALL OTHER MONUMENTS WERE FOUND PER DUNCAN'S YONCALLA NORTH.

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

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder 6/5/96
DOUGLAS COUNTY TAX COLLECTOR DATE



BASIS OF BEARINGS
DUNCAN'S YONCALLA NORTH
VOL. 16, PAGE 67

LINE	BEARING	DISTANCE	RECORD
L 1	S 89°30'00"E	50.01'	(N 89°29'18"V, 50.04')
L 2	N 01°54'23"V	2.70'	(N 1°54'27"V, 2.46')
L 3	S 85°05'07"V	5.45'	(N 85°03'20"E, 5.52')
L 4	N 17°09'37"V	49.80'	(N 17°09"V, 50.00')
L 5	S 00°04'34"E	108.70'	(NORTH, 108.56')
L 6	S 02°09'29"E	27.77'	(N 02°13'46"V, 27.87')
L 7	S 71°56'24"V	55.15'	(N 71°55'54"E, 55.27')
L 8	N 72°08'00"E	55.93'	(S 71°55'54"V, 56.07')
L 9	S 76°13'23"E	49.64'	(N 76°23'33"V, 49.64')
L 10	S 05°56'25"V	4.93'	(N 05°56'03"E, 4.97')
L 11	N 05°56'25"E	4.94'	(S 05°56'03"V, 4.97')
L 12	N 70°20'40"E	80.37'	(S 70°20'30"V, 80.36')
L 13	S 89°11'26"E	21.77'	(N 89°07'51"V, 21.41')
L 14	S 00°57'12"V	117.00'	(S 00°52'09"V, 116.98')
L 15	N 89°29'09"V	15.86'	(S 89°08'10"E, 16.32')
L 16	N 01°53'38"V	168.31'	(S 01°54'27"E, 168.29')
L 17	S 01°53'15"E	166.20'	(N 01°54'27"V, 166.17')

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. 'BTS ENG-SURV'
- = FOUND 5/8" IRON ROD PER DUNCAN'S YONCALLA NORTH VOL. 16, PG. 67
- ⊙ = FOUND 5/8" IRON ROD PER M 82-75
- ⦿ = FOUND 2" IRON PIPE PER M 9-9 << 1 3/4" IP >>
- ⦿ = FOUND 5/8" IRON ROD PER M 79-61
- ⦿ = FOUND 5/8" IRON ROD PER DUNCAN'S FIRST ADDITION TO YONCALLA VOL. 16, PG. 51
- ⦿ = FOUND 5/8" IRON ROD PER M 60-59
- *—*— = EXISTING FENCE LINE
- () = RECORD CALLS PER DUNCAN'S YONCALLA NORTH (V.16, P.67)
- [] = RECORD CALLS PER M 82-75
- < > = RECORD CALLS PER DUNCAN'S FIRST ADDITION TO YONCALLA (V.16, P.51)
- << >> = RECORD CALLS PER M 9-9

ZONING AND UTILITIES:

ZONE: RESIDENTIAL
COMP. PLAN: URBAN RESIDENTIAL
WATER: CITY OF YONCALLA PER CITY SPECIFICATIONS
SEWER: CITY OF YONCALLA PER CITY SPECIFICATIONS
PLANNING FILE NO: MP-1-95

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	21°08'59"	215.99'	79.73'	40.32'	79.28'	S 13°10'09"E
C 2	19°34'52"	383.10'	130.93'	66.11'	130.29'	S 81°42'16"V
C 3	31°40'57"	333.10'	184.19'	94.52'	181.85'	N 87°46'03"E
C 4	06°26'58"	1170.92'	131.80'	65.97'	131.73'	S 79°37'12"E
C 5	28°48'08"	263.73'	132.58'	67.72'	131.18'	S 08°27'39"E
C 6	20°57'08"	691.20'	252.76'	127.81'	251.36'	S 12°23'21"E
C 7	20°57'10"	741.20'	271.05'	137.06'	269.54'	N 12°22'58"V
C 8	28°48'08"	213.73'	107.44'	54.88'	106.31'	N 08°27'39"V
C 9	24°21'58"	1170.92'	497.96'	252.80'	494.21'	N 82°31'32"E
C 10	20°28'19"	165.99'	59.31'	29.97'	59.27'	N 80°29'10"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian D. Degroot
OREGON JULY 27, 1991
KRISTIAN D. DEGROOT
1941
EXPIRES 12/31/97

1996 - 0049