

1996 - 0064 A

# LAND PARTITION & BOUNDARY LINE ADJUSTMENT

IN THE  
**SE 1/4 SEC. 1 & NE 1/4 SEC. 12**  
**T. 29S., R. 8W., W.M.**  
**DOUGLAS COUNTY, OREGON**  
SCALE: 1" = 400'  
JANUARY, 1996

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

### ZONING AND UTILITIES:

ZONE: TR, 5R  
COMP. PLAN: TIMBERLAND, COMMITTED RESIDENTIAL  
WATER: WELL  
SEWER: SEPTIC  
PLANNING FILE NO. 95-283 & 96-001

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

SURVEYED FOR:  
WILLIAM F. LOFTIN  
114 LLOYD AVENUE  
FREMONT, CA 94536

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LONE ROCK TIMBER CO. IS THE OWNER AND THAT MILDRED R. DEGNATH IS THE OWNER OF A LIFE ESTATE ON PARCEL NO. 2 OF THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND A 25 FOOT ROADWAY EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

*Mildred R. Degnath*  
MILDRED R. DEGNATH

*Robert Ragon*  
ROBERT RAGON  
EXECUTIVE VICE PRESIDENT  
LONE ROCK TIMBER CO.



### TAX COLLECTOR CERTIFICATE:

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

*Anne E. Schroeder*  
ANNE E. SCHROEDER  
DOUGLAS COUNTY TAX COLLECTOR

7/30/96  
DATE

### APPROVALS:

*Keith L. Cubie* 7/29/96  
COUNTY PLANNING DIRECTOR DATE

*Larry E. Monahan* July 30, 1996  
COUNTY SURVEYOR DEPUTY 96-16132 1:59 A.M. DATE

FILED THIS 30 DAY OF JULY 1996, BY *Gay Fields* COUNTY CLERK  
*Gay Fields* DEPUTY

### LEGEND:

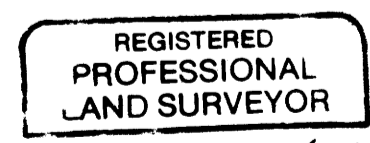
- ⊙ SET 5/8"X30" IRON ROD WITH PLASTIC CAP "BTS ENG-SURV"
- FOUND 5/8" IRON ROD PER M 42-47
- ⊙ FOUND 5/8" IRON ROD PER C.S. FILE 62/52
- ⊙ FOUND BRASS CAP, AS NOTED
- ⊗ COMPUTED PER CS 59/41
- ▲ COMPUTED PER INST. NO 72-8848
- △ COMPUTED PER M 91-41
- COMPUTED PER AS-BUILT CENTERLINE, CO. RD. NO. 140
- ▲ COMPUTED POINT
- ( ) RECORD PER CS 59/41
- [ ] RECORD PER M 91-41
- < > RECORD PER INST. NO. 72-8848
- (( )) RECORD PER M 42-47
- [[ ]] RECORD PER M 60-26
- << >> RECORD PER C.S. FILE 62/52

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	35°33'29"	954.93'	592.64'	306.21'	583.17'	S 05°12'12"W
C 2	33°53'24"	286.48'	169.45'	87.28'	166.99'	S 04°22'09"W
C 3	25°34'32"	572.96'	255.76'	130.04'	253.64'	S 08°31'36"W
C 4	22°31'28"	572.96'	225.24'	114.10'	223.80'	S 07°00'03"W
C 5	26°54'40"	1432.39'	672.78'	342.71'	666.61'	S 31°43'07"W

### 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 AS PARCEL NO. 1 AND PARCEL NO. 2 ON THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED AND DESCRIBED THE LANDS REPRESENTED AS PARCEL NO. 3 ON THIS LAND PARTITION PLAT. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCELS NO. 1, 2 AND 3:  
LOT 17, SECTION 1, T.29S., R.8W., W.M.  
ALL THAT PORTION OF LOT 16, SECTION 1, T.29S., R.8W., W.M. LYING SOUTH OF IRELAND COUNTY ROAD NO. 140, EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, T.29S., R.8W., W.M., THENCE S.89°54'14"W. ALONG THE SOUTH LINE OF LOT 16, 452.50 FEET TO A 5/8" IRON ROD; THENCE N.0°02'23"E., 193.05 FEET TO A 5/8" IRON ROD; THENCE N.87°57'08"E., 170.39 FEET TO A 5/8" IRON ROD; THENCE S.88°38'48"E., 282.30 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID SECTION 1; THENCE S.0°02'23"W., 191.72 FEET TO THE POINT OF BEGINNING.  
THE NE 1/4 OF SECTION 12, T.29S., R.8W., W.M., EXCEPTING THEREFROM THE EASTERLY 5 RODS OF THE SE 1/4, NE 1/4 OF SAID SECTION 12 AND A PARCEL OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA AS RECORDED IN INST. NO. 72-8848 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

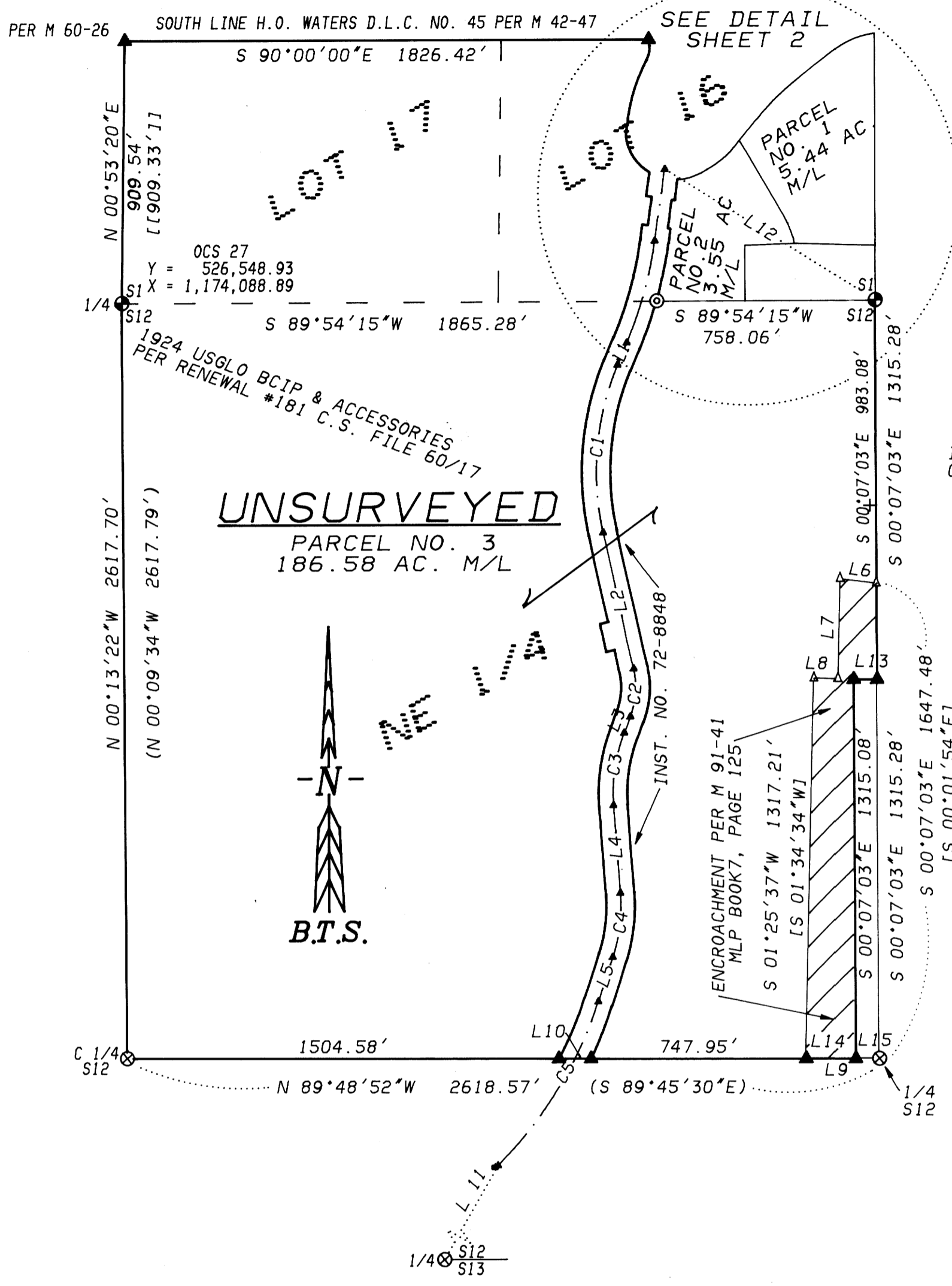


EXPIRES 12/31/97

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

JUL 30 PM 1:59  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY 96-16132  
BY *Gay Fields* SHEET 1 OF 2



LINE	BEARING	DISTANCE	RECORD
L 1	S 22°58'57"W	83.69'	<S 23°02'W, 83.73'>
L 2	S 12°34'33"E	484.05'	<S 12°31'E, 483.97'>
L 3	S 21°18'52"W	60.16'	<S 21°23'W, 60.21'>
L 4	S 04°15'41"E	304.37'	<S 04°11'E, 304.32'>
L 5	S 18°15'47"W	162.61'	<S 18°21'W, 162.56'>
L 6	N 82°49'10"W	127.85'	[S 82°40'13"E]
L 7	S 01°25'37"W	348.00'	[S 01°34'34"W]
L 8	N 88°34'23"W	82.50'	[S 88°25'26"E]
L 9	N 89°48'52"W	254.17'	
L 10	N 89°48'52"W	111.87'	
L 11	S 29°54'15"W	2571.68'	<S 30°00'27"W, 2572.11'>
L 12	N 58°01'19"W	858.18'	<N 58°01'24"W, 858.52'>
L 13	N 89°57'19"W	82.50'	
L 14	N 89°48'52"W	171.67'	
L 15	N 89°48'52"W	82.50'	

1996 - 0064 A

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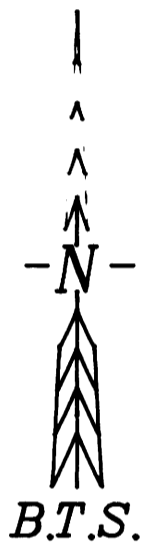
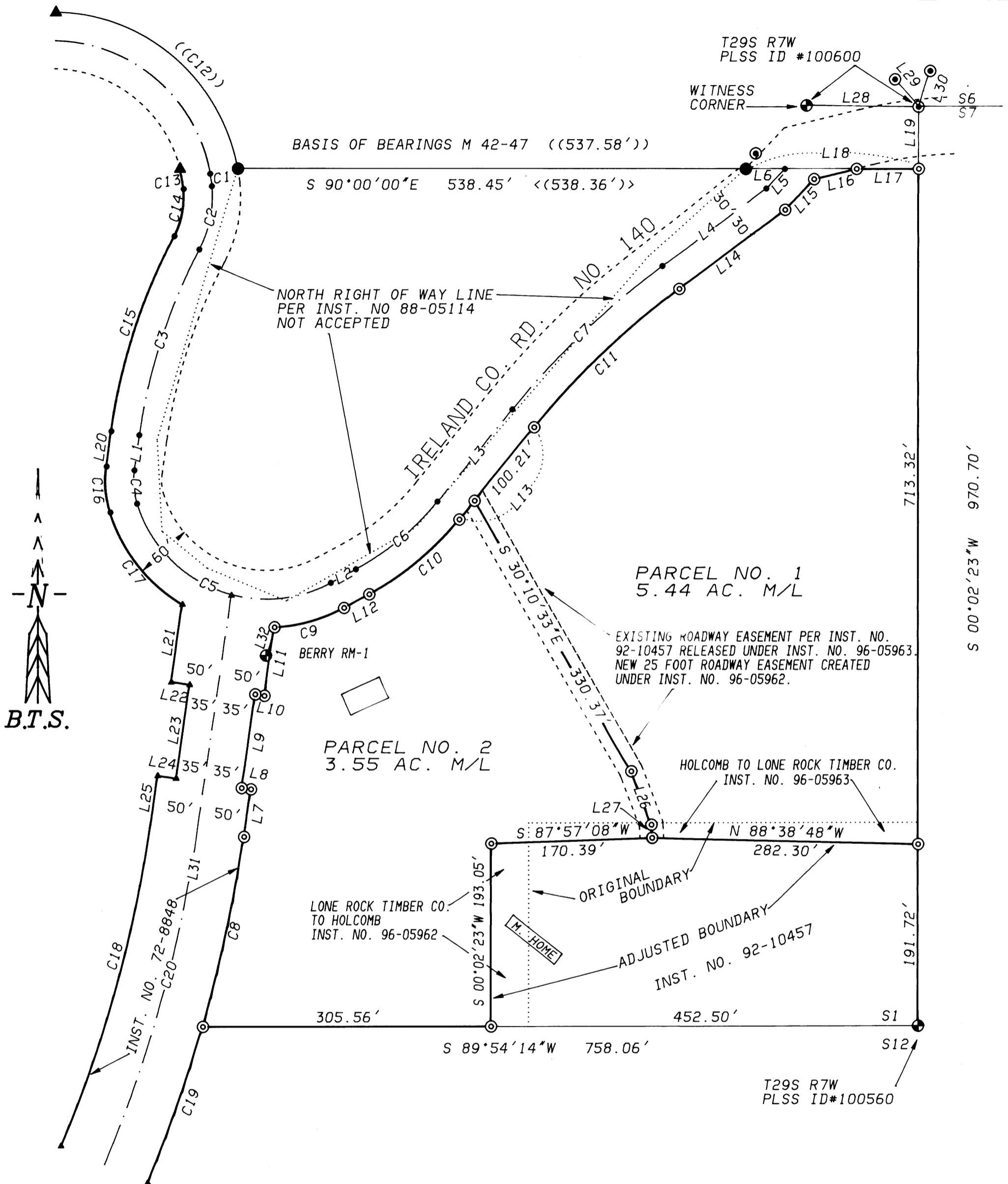
# LAND PARTITION & BOUNDARY LINE ADJUSTMENT

IN THE  
**SE 1/4 SEC. 1 & NE 1/4 SEC. 12**  
**T. 29S., R. 8W., W.M.**  
**DOUGLAS COUNTY, OREGON**

**SCALE: 1" = 100'**      **JANUARY, 1996**

SURVEYED BY:  
**BTS ENGINEERING & SURVEYING, INC.**  
 431 S.E. MAIN STREET  
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- [[ ]] RECORD PER M 60-26
- << >> RECORD PER C.S. FILE 62/52
- << >> RECORD PER M 100-50

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kristian O. DeGroot*  
 OREGON  
 JULY 17, 1981  
**KRISTIAN O. DEGROOT**  
 1941

EXPIRES 12/31/97

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TWO RESIDENTIAL ZONED PARCELS OF LAND FROM A TIMBERLAND ZONED PARCEL OF LAND AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 95-283. THE RESIDENTIAL LAND, PARCELS NO. 1 & 2 WERE SURVEYED AND THE TIMBERLAND, PARCEL NO. 3 WAS NOT SURVEYED. THE SOUTH LINE OF THE H.O. WATERS D.L.C. NO. 45 AS SURVEYED UNDER M 42-47 WAS THE BASIS OF BEARINGS AND CONTROLLED THE NORTH LINE. THE BOUNDARIES OF PARCEL NO. 3 WERE COMPUTED BY C.S. 59/41 AND PUBLISHED DCSO SOUTH ZONE STATE PLANE COORDINATES FOR SECTION 12 CORNERS FROM SURVEY TIES TO THE NORTH 1/4 CORNER OF SECTION 12 AND BERRY RM-1. THE WEST LINE OF LOT 17 WAS COMPUTED PER M 60-26. A 5.68 ACRE ENCROACHMENT EXISTS ALONG THE SOUTH PORTION OF THE EAST LINE OF PARCEL NO. 3. AS SURVEYED UNDER M 91-41 AND SHOWN ON THE FACE OF THE MAP. THE COURSES OF INST. NO. 72-8848 WERE COMPUTED AND BALANCED BETWEEN THE NORTHEAST CORNER OF SECTION 12 AND THE SOUTH 1/4 CORNER OF SECTION 12. M 42-47 CONTROLLED THE RIGHT OF WAY OF IRELAND ROAD NORTH OF LOT 16. THE PORTION OF IRELAND ROAD THROUGH LOT 16 WAS CONTROLLED BY THE AS BUILT CENTERLINE. THE SOUTH BOUNDARY OF INST. NO. 88-05114 WAS FOUND TO ENCROACH WELL INTO THE CONSTRUCTED ROADWAY PRISM OF IRELAND ROAD AS SHOWN ON THE FACE OF THE MAP AND WAS NOT ACCEPTED AS DEFINING THE RIGHT OF WAY LINES THROUGH LOT 16. AN EXISTING MOBILE HOME WAS FOUND TO ENCROACH OVER THE WEST LINE OF INST. NO 92-10457, THEREFORE THE BOUNDARIES OF INST. NO. 92-10457 WERE ADJUSTED AS SHOWN ON THE FACE OF THE MAP AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-001. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING SOKKIA SET 2B11 AND SET 5A TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

96-16132  
 SHEET 2 OF 2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	04°27'45"	171.04'	13.32'	6.66'	13.32'	S 08°00'05"E	C 11	14°17'34"	851.47'	212.41'	106.76'	211.86'	N 46°17'47"E
C 2	33°50'33"	116.93'	69.07'	35.57'	68.07'	S 11°09'04"W	C 12	78°34'04"	201.04'	275.68'	164.45'	254.58'	N 49°31'00"W
C 3	20°03'37"	592.71'	207.52'	104.83'	206.46'	S 18°02'31"W	C 13	08°53'53"	141.04'	21.90'	10.97'	21.88'	S 10°13'09"E
C 4	25°37'08"	80.13'	35.83'	18.22'	35.53'	S 04°47'56"E	C 14	33°50'33"	86.93'	51.35'	26.45'	50.60'	S 11°09'04"W
C 5	100°41'47"	144.14'	253.32'	173.91'	221.96'	S 67°57'23"E	C 15	20°03'37"	622.71'	218.02'	110.14'	216.91'	S 18°02'31"W
C 6	22°32'43"	286.48'	112.73'	57.10'	112.00'	N 50°25'21"E	C 16	25°37'08"	110.13'	49.24'	25.04'	48.84'	S 04°47'56"E
C 7	14°17'34"	881.47'	219.89'	110.52'	219.32'	N 46°17'47"E	C 17	41°42'58"	174.14'	126.79'	66.35'	124.01'	S 38°27'59"E
C 8	07°56'25"	1482.39'	205.43'	102.88'	205.27'	N 12°14'38"E	C 18	14°42'31"	1382.39'	354.88'	178.42'	353.91'	S 15°37'41"W
C 9	25°26'30"	174.14'	77.33'	39.31'	76.69'	N 74°24'58"E	C 19	06°46'07"	1482.39'	175.12'	87.66'	175.02'	S 19°35'54"W
C 10	22°32'43"	316.48'	124.53'	63.08'	123.73'	N 50°25'21"E	C 20	14°42'31"	1432.39'	367.72'	184.88'	366.71'	S 15°37'41"W
							< 14°43	1432.39'		367.92'			