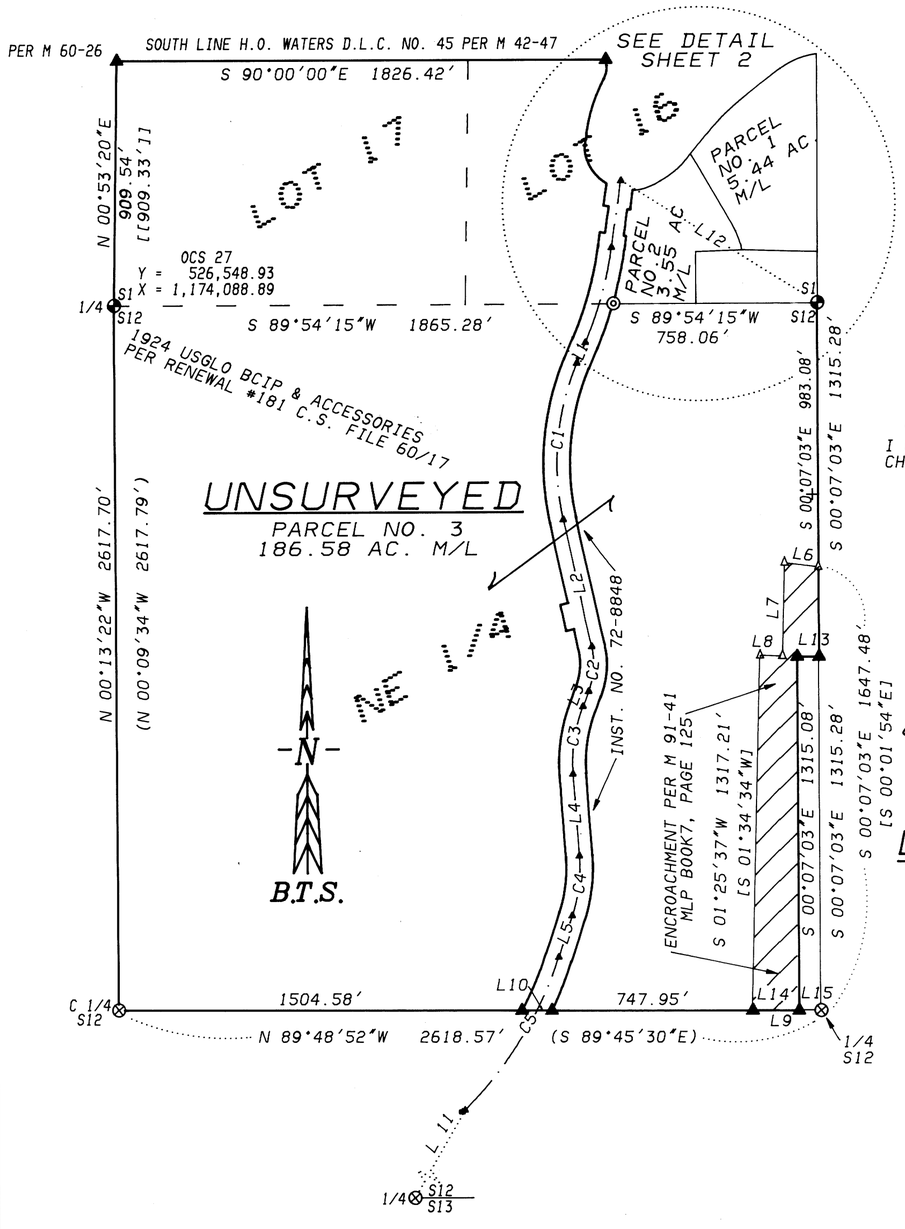
LAND PARTITION & BOUNDARY LINE ADJUSTMENT

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

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder 7/30/96
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Cubic 7/29/96
COUNTY PLANNING DIRECTOR DATE

Larry E. Monroe JULY 30, 1996
COUNTY SURVEYOR DEPUTY 96-16132 1:59 P.M. DATE

FILED THIS 30TH DAY OF JULY 1996, BY GAY FIELDS, COUNTY CLERK
By Glenn L. Barnett COUNTY CLERK
DEPUTY

GAY FIELDS, DOUGLAS COUNTY CLERK — STATE OF OREGON

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
EXECUTIVE VICE PRESIDENT
LONE ROCK TIMBER CO.

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF May, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT RAGON AS EXECUTIVE VICE PRESIDENT OF LONE ROCK TIMBER CO., AND MILDRED R. DEGNATH 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 THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

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

LINE	BEARING	DISTANCE	
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'	

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
	< 35°33'	954.93'	592.50'>			
C 2	33°53'24"	286.48'	169.45'	87.28'	166.99'	S 04°22'09"W
	< 33°54'	286.48'	169.50'>			
C 3	25°34'32"	572.96'	255.76'	130.04'	253.64'	S 08°31'36"W
	< 25°34'	572.96'	255.67'>			
C 4	22°31'28"	572.96'	225.24'	114.10'	223.80'	S 07°00'03"W
	< 22°32'	572.96'	225.33'>			
C 5	26°54'40"	1432.39'	672.78'	342.71'	666.61'	S 31°43'07"W
	< 26°55'	1432.39'	672.92'>			

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. De Groot
KRISTIAN O. DEGROOT P.L.S. NO. 1941

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17 1981 KRISTIAN O. DEGROOT 1941
EXPIRES 12/31/97

STATE OF OREGON] ss.
COUNTY OF DOUGLAS]
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECEIVED
JUL 30 PM 1:59
GAY FIELDS, COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY 96-16132
BY Glenn L. Barnett SHEET 1 OF 2
FEE PP

1996 - 0064 A

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