

1996-0084

LINE	BEARING	DISTANCE
L 1	S 43°01'00"E	198.69'
L 2	< S 43°01'E	199.00'>
L 3	S 47°55'00"W	180.45'
L 4	S 47°55'00"W	218.39'
L 5	< N 47°55'W	215.80'>
L 6	S 47°55'00"W	45.07'
L 7	N 48°35'21"W	17.95'
L 8	S 47°55'00"W	184.97'
L 9	S 48°08'14"W	207.35'
L 10	S 62°05'10"W	201.16'
L 11	S 89°52'30"E	63.99'
L 12	(EAST	160.55'
L 13	S 43°01'00"E	160.57')
L 14	S 43°48'37"E	399.77'
L 15	N 48°05'55"E	100.01'
	N 46°59'00"E	110.72'
		175.15'

LAND PARTITION

SW 1/4 SEC. 27, SE 1/4 SEC. 28
T. 23S., R. 5W., W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 200'
JULY, 1996

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

SURVEYED FOR:
OLGA A. ANDERSON
643 JOHN LONG ROAD
OAKLAND, OREGON 97462

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT OLGA A. ANDERSON AND OLGA A. ANDERSON, TRUSTEE OF THE OLGA ANDERSON LIVING TRUST DATED JUNE 29, 1993 ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND THE 10' WATER AND 15' SEWER EASEMENTS SHOWN HEREON TO BE CREATED.

Olga Anderson
OLGA A. ANDERSON

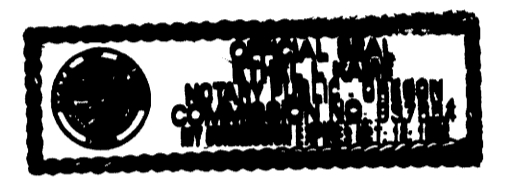
Olga Anderson
OLGA A. ANDERSON, TRUSTEE
OLGA ANDERSON LIVING TRUST

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF August, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED OLGA A. ANDERSON TO ME KNOWN TO BE THE PERSON 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.

Sichel Name
NOTARY PUBLIC, STATE OF OREGON



TAX COLLECTOR CERTIFICATE:

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

Vicki Windsor
DOUGLAS COUNTY TAX COLLECTOR

10-3-96
DATE

APPROVALS:

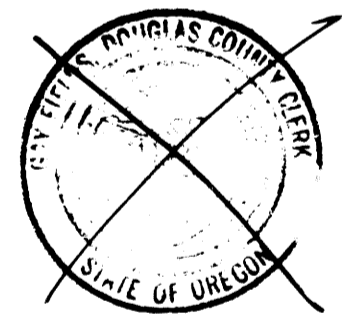
DOUGLAS COUNTY

Keith L. Cubic 9/17/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Sam R. Mann 9-18-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 3rd DAY OF October, 1996, BY 12:06 pm

Gay Fields, County Clerk
DOUGLAS COUNTY CLERK



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

96 OCT -3 PM 12:06

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Egan
9/20/96

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES 12/31/97

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

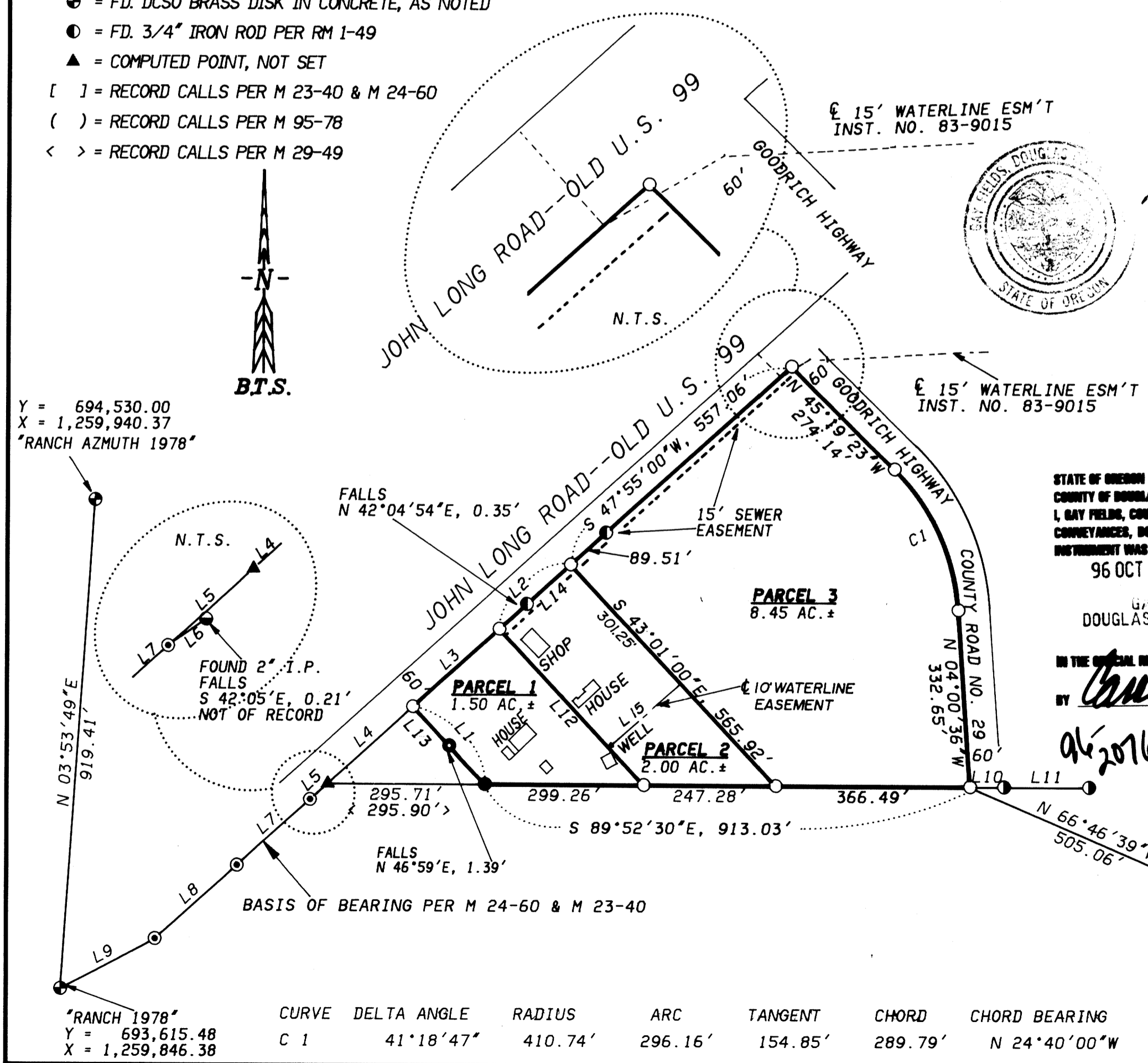
SE CORNER DLC#47
FOUND STONE AND ACCESSORIES
PER PLSS # 047060
NOTE: BEARING TREES NOW STUMPS

ZONING AND UTILITIES:

ZONE: RURAL COMMUNITY RESIDENTIAL (CRC)
COMP. PLAN: COMMERCIAL (CO)
WATER: WELL
SEWER: PARCEL 1 & 2: RICE HILL OWNERS ASSN. SEWER LAGOONS
PARCEL 3: SEPTIC SYSTEM
DOUGLAS CO. PLANNING DEPARTMENT FILE NO. 96-123

LEGEND:

- = SET 5/8" x 30" IRON ROD w/ PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FD. AXLE PER M 29-49
- ⊙ = FD. T-IRON PER M 24-60 & M 23-40
- = FD. 5/8" IRON ROD PER M 27-35
- = FD. 5/8" IRON ROD PER M 95-78
- = FD. AS NOTED
- = FD. DCSO BRASS DISK IN CONCRETE, AS NOTED
- = FD. 3/4" IRON ROD PER RM 1-49
- ▲ = COMPUTED POINT, NOT SET
- [] = RECORD CALLS PER M 23-40 & M 24-60
- () = RECORD CALLS PER M 95-78
- < > = RECORD CALLS PER M 29-49



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 THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: A PARCEL OF LAND LOCATED IN THE ROBERT SMITH DONATION LAND CLAIM NO. 47, T. 23 S., R. 5 W., W.M. BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE OLGA ANDERSON LIVING TRUST DATED JUNE 29, 1993 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF THE GOODRICH HIGHWAY, COUNTY ROAD NO. 29 AS DESCRIBED IN INST. NO. 87-9466 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SE CORNER OF THE ROBERT SMITH DONATION LAND CLAIM NO. 47, T. 23 S., R. 5 W., W.M. BEARS S.66 46'39"E, 505.06 FEET; THENCE N.89 52'30"W, 913.03 FEET TO AN AXLE; THENCE N.43°01'00"W, 198.69 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF JOHN LONG COUNTY ROAD NO. 126-A (OLD U.S. NO. 99); THENCE N.47 55'00"E, ALONG SAID RIGHT OF WAY LINE, 955.90 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF SAID GOODRICH HIGHWAY; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID GOODRICH HIGHWAY: S. 45 19'23"E, 274.14 FEET TO A 5/8" IRON ROD, 296.16 FEET ALONG THE ARC OF A 410.74 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.24°40'00"E, 289.79 FEET) TO A 5/8" IRON ROD, S.04°00'36"E, 332.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.95 ACRES, MORE OR LESS.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE OLGA ANDERSON PROPERTY AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT UNDER FILE NO. 96-123. THE EASTERLY RIGHT OF WAY LINE OF JOHN LONG ROAD WAS CONTROLLED BY MONUMENTS FOUND PER M 23-40, M 24-60 AND RM 1-49. THE WESTERLY RIGHT OF WAY LINE OF GOODRICH HIGHWAY WAS COMPUTED FROM INST. NO. 87-9466 WHICH WAS CONTROLLED BY TIES TO DCSO STATIONS RANCH, RANCH AZMUTH AND THE SE CORNER OF D.L.C. NO. 47. THE SOUTH LINE WAS CONTROLLED BY THE LINE 3 CHAINS NORTH OF THE SOUTH LINE OF D.L.C. NO. 47 AS MONUMENTED UNDER M 95-78. THE INTERSECTION OF THE SOUTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF JOHN LONG ROAD CLOSELY MATCHES M 29-49. THE AXLE AT THE SE CORNER OF M 29-49 WAS FOUND BURIED 6" WITH THE TOP PUSHED OVER IN THE GROUND AT A 45 ANGLE AND WAS RESTORED IN ITS FOUND POSITION ON THE SOUTH LINE OF M 95-78. THE SOUTHWESTERLY BOUNDARY LINE WAS THEN REESTABLISHED AT RECORD M 29-49 BEARING TO THE EASTERLY RIGHT OF WAY OF JOHN LONG ROAD. THE M 27-35 MONUMENT WAS FOUND OFF LINE AS NOTED ON THE FACE OF THE PLAT. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FINNING AND KENNY MACK USING A SOKKIA SET 5-A AND SET 2BII TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

1996 - 0084