TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder — DOUGLAS COUNTY TAX COLLECTOR

10-30-96 — DATE

ZONING AND UTILITIES:

ZONE: EXCLUSIVE FARM USE (GRAZING)

COMP. PLAN: FARM FOREST TRANSITIONAL AGRICULTURAL

WATER: WELL & SRING

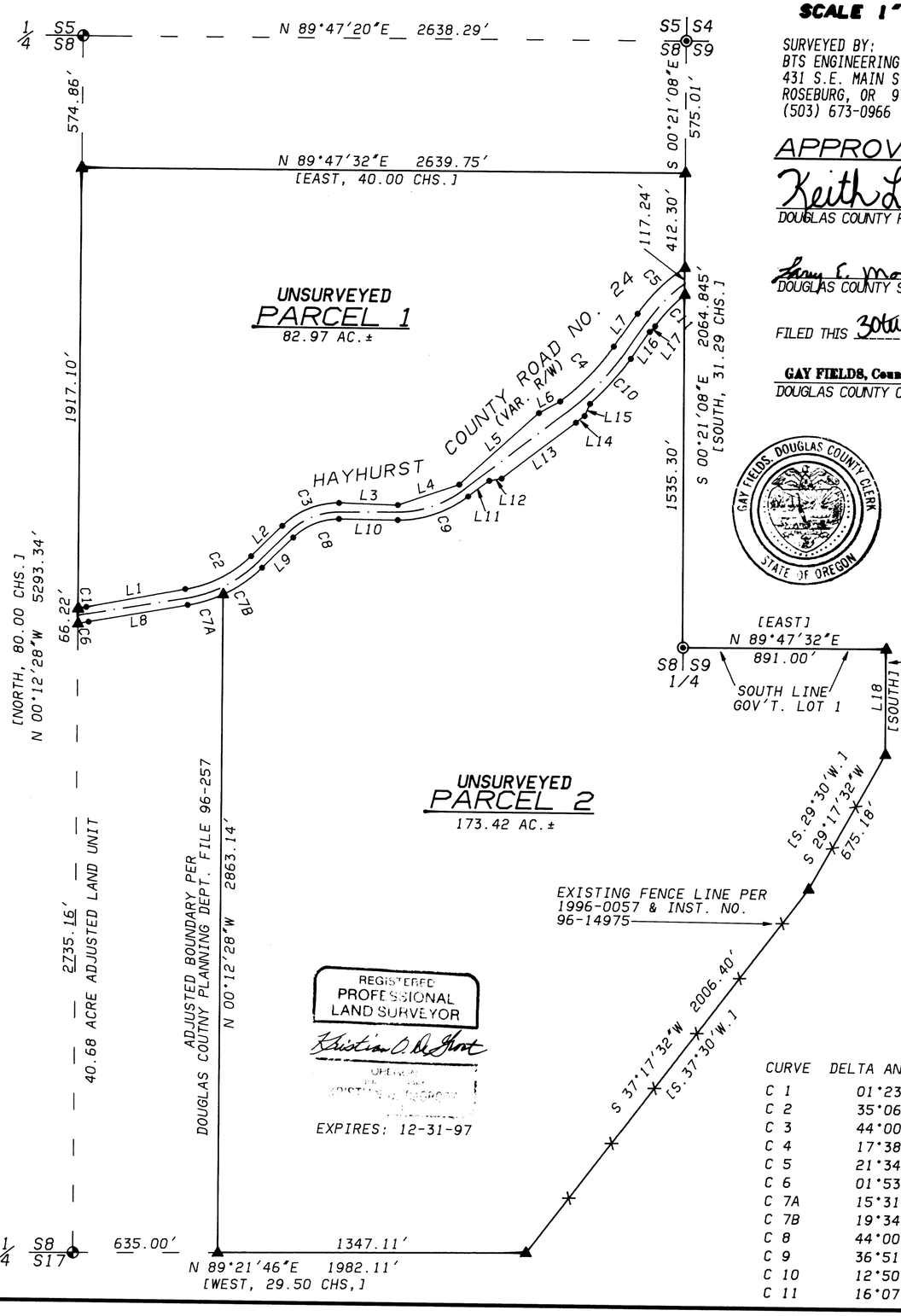
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 96-272 (LAND PARTITION) AND 96-257 (BLA)

LAND PARTITION

LOCATED IN THE E. 1/2 OF SECTION 8 S.W. 1/4 OF SECTION 9 T. 23 S., R. 5 W., W.M.

SCALE 1"=400' — **OCTOBER, 1996**



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

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

APPROVALS:

Keith L. Cubic — DOUGLAS COUNTY PLANNING DIRECTOR — 10/29/96 DATE

Larry E. Mann — DOUGLAS COUNTY SURVEYOR DEPUTY — 10-30-96 DATE

FILED THIS 30th DAY OF October, 1996. at 3:17 pm

GAY FIELDS, County Clerk — DOUGLAS COUNTY CLERK — Carol Engel, Deputy — 10/30/96 DATE

GAY FIELDS, DOUGLAS COUNTY CLERK STATE OF OREGON

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 OCT 30 PM 3:17
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engel DEPUTY
FEE PD
96-22676

N
B.T.S.

LINE	BEARING	DISTANCE
L 1	N 79°08'12"E	440.53'
L 2	N 45°19'55"E	189.47'
L 3	S 88°26'12"E	256.84'
L 4	N 70°53'59"E	282.96'
L 5	N 47°33'14"E	467.01'
L 6	N 60°39'00"E	105.39'
L 7	N 34°50'03"E	177.28'
L 8	N 79°47'13"E	440.45'
L 9	N 45°19'55"E	189.47'
L 10	S 89°33'07"E	256.70'
L 11	N 52°28'03"E	115.29'
L 12	N 79°01'57"E	55.90'
L 13	N 52°28'03"E	404.32'
L 14	N 51°19'32"E	48.07'
L 15	N 23°17'30"E	57.76'
L 16	N 34°50'03"E	143.02'
L 17	N 43°08'15"E	34.62'
L 18	S 00°12'28"E	459.36'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	01°23'36"	1462.40'	35.56'	17.78'	35.56'	N 79°44'27"E
C 2	35°06'20"	532.96'	326.55'	168.58'	321.46'	N 62°53'05"E
C 3	44°00'00"	358.31'	275.16'	144.77'	268.45'	N 67°19'55"E
C 4	17°38'00"	1090.92'	335.74'	169.21'	334.42'	N 43°39'03"E
C 5	21°34'44"	771.20'	290.45'	146.97'	288.74'	N 45°37'25"E
C 6	01°53'59"	1397.40'	46.33'	23.17'	46.33'	N 79°29'16"E
C 7A	15°31'25"	602.96'	163.36'	82.19'	162.87'	N 72°40'33"E
C 7B	19°34'55"	602.96'	206.07'	104.05'	205.07'	N 55°07'23"E
C 8	44°00'00"	288.31'	221.41'	116.48'	216.01'	N 67°19'55"E
C 9	36°51'52"	512.46'	329.72'	170.79'	324.06'	N 70°53'59"E
C 10	12°50'58"	1180.92'	264.84'	132.98'	264.28'	N 41°15'32"E
C 11	16°07'32"	676.20'	190.31'	95.79'	189.68'	N 42°53'49"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON
KRISTIAN O. DEGROOT
EXPIRES: 12-31-97

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CARL BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

CARL BARRON — CARL BARRON, TRUSTEE, CARL DEAN BARRON TRUST

Kelley R. Jarvis — KELLEY JARVIS, ATTORNEY IN FACT PER INST. NO. 96-21818

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF October, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KELLEY JARVIS, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AS THE ATTORNEY IN FACT OF CARL BARRON AND WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN AND ACKNOWLEDGED THAT SHE SUBSCRIBED THE NAME CARL BARRON THERETO AS PRINCIPAL AND HER OWN NAME AS ATTORNEY IN FACT.

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

Ethel L. Hame — NOTARY PUBLIC, STATE OF OREGON

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

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED AND DESCRIBED THE LANDS REPRESENTED ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1 OF LAND PARTITION 1996-0057 A & B AS RECORDED IN INST. NO. 96-14017 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND IN A DEED TO THE CARL DEAN BARRON TRUST AS RECORDED IN INST. NO. 96-14975 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 8 AND 17 OF T.23S., R.5W., W.M. THENCE N.0 12'28"W., 2735.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HAYHURST COUNTY ROAD NO. 24; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: 46.33 FEET ALONG THE ARC OF A 1397.40 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.79 29'16"E., 46.33 FEET) TO A POINT, N.79 47'13"E., 440.45 FEET TO A POINT, 163.36 FEET ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.72 40'33"E., 162.87 FEET) TO A POINT: THENCE S.0 12'28"E. LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 2863.14 FEET TO A POINT ON THE SOUTH SOUTH LINE OF SAID SECTION 8, THENCE S.89 21'46"W., 635.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.68 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO ADJUST THE WEST LINE OF PARCEL 1 OF LAND PARTITION 1996-0057 AS APPROVED UNDER PLANNING DEPARTMENT FILE NO. 96-257 AND THEN TO PARTITION THE REMAINING 256.39 ACRE PARCEL INTO TWO PARCELS DIVIDED BY HAYHURST ROAD AS APPROVED UNDER COUNTY PLANNING DEPARTMENT FILE NO. 96-272. THE 40.68 ACRE ADJUSTED UNIT OF LAND WILL BECOME PART OF AN 80 ACRE LAND PARTITION PARCEL APPROVED UNDER PLANNING DEPARTMENT FILE NO. 96-271. THIS IS AN UNSURVEYED LAND PARTITION AND WAS COMPUTED FROM RECORD SURVEY M 107-61 AND THE 1970 DOUGLAS COUNTY ROAD DEPARTMENT PLANS FOR HAYHURST COUNTY NO. 24. THE BASIS OF BEARINGS WAS COMPUTED FROM M 107-61 TIES TO THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 8. HAYHURST ROAD RIGHT OF WAY AND THE NORTHEAST CORNER AND EAST 1/4 CORNER OF SECTION 8 WERE COMPUTED PER THE ROAD PLANS FROM RIGHT OF WAY MONUMENTS TIED UNDER M 107-61. THE EAST AND SOUTH LINE OF PARCEL 1, 1996-0057 WAS THEN BALANCED BETWEEN THE SOUTH AND EAST 1/4 CORNERS OF SECTION 8. THIS LAND PARTITION PLAT WAS COMPUTED AND DRAFTED BY GLENN BAUGHMAN AND KRIS DEGROOT.

LEGEND:

- ⊕ = COMPUTED PER M 107-61
- ◉ = COMPUTED PER 1970 HAYHURST COUNTY ROAD PLANS
- • = COMPUTED RIGHT OF WAY PER HAYHURST ROAD PLANS
- ▲ = COMPUTED POINT
- [ ] = RECORD CALLS PER 1996-0057

1996 - 0093

3600 - 9661