

1997 - 0016A

LAND PARTITION

SE 1/4, SECTION 34, TWP 26 SOUTH
RANGE 7 WEST, WILLAMETTE MERIDIAN
TAX ACCOUNT NOS. 43847.03 AND 43847.04
DOUGLAS COUNTY, OREGON
NOVEMBER 1996
SCALE 1" = 100'

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, COUNTY CLERK AND RECORDER OF
DOUGLAS COUNTY, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
97 FEB -4 PM 12:17

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Heidi L. Burnett
REPP

APPROVALS

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

Donna Mitchell Deputy 2/4/97
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 2/3/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet L. Morrison 2-4-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
97-02299 12:17 P.M.

FILED 4th DAY OF FEBRUARY, 1997

DOYLE SHAVER JR., County Clerk
COUNTY CLERK
BY Heidi L. Burnett
DEPUTY



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TEE
JAY VAUGHN AND PATRICIA VAUGHN, HUSBAND AND WIFE,
OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON
THIS PLAT, HAVE CAUSED THE SAME TO BE SURVEYED
AND PARTITIONED AS SET FORTH HEREON, AND DEDICATE
THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

TEE JAY VAUGHN PATRICIA VAUGHN
TEE JAY VAUGHN PATRICIA VAUGHN

DRAINFIELD EASEMENT

NO	BEARING	DIST
A	N 29° 42' 25" E	181.13'
B	S 60° 17' 34" E	30.00'
C	S 29° 42' 25" W	125.00'
D	N 60° 17' 42" W	15.00'
E	S 29° 42' 25" W	47.51'
F	N 89° 42' 37" W	17.30'

NOTE: ASSOCIATION TO MAINTAIN
ROADWAYS AND WATER SYSTEM
RECORDED IN BOOK 1452
PAGE 291 RECORDER'S
NO 97-1762

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT
OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD (IR), FROM WHICH THE SE SECTION COR OF SECTION 34, T26S, R7W, WM BEARS
S00°08'27"E 14.00 FT AND N89°48'40"E 659.76 FT, WHICH SAID 5/8" IR IS ON THE EASTERN BOUNDARY OF THAT
PROPERTY DESCRIBED IN INSTRUMENT #93-02736, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OR,
THENCE S89°48'40"W 319.92 FT TO A 5/8" IR; THENCE N00°27'16"W 1458.67 FT TO A 5/8" IR ON THE CENTERLINE
OF MINNESOTA BLVD; THENCE ALONG SAID CENTERLINE S89°42'38"E 117.00 FT TO A 5/8" IR; THENCE CONTINUING
ALONG SAID CENTERLINE S89°42'38"E 163.95 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID CENTERLINE
S44°42'38"E 66.90 FT TO A FENCE POST; THENCE LEAVING SAID CENTERLINE S00°08'27"E 1408.59 FT TO A 5/8"
IR, WHICH IS 14 FT NORTH OF THE SOUTH SECTION LINE OF SECTION 34 TO THE POINT OF BEGINNING AND
CONTAINING 5.34 ACRES M/L IN PARCEL 1 AND 5.43 ACRES M/L IN PARCEL 2, ALL LOCATED IN SE 1/4, SECTION
34, TWP 26S, R7W, WM, DOUGLAS COUNTY, OREGON.

- LEGEND
- FOUND I.R. MARKED AS SHOWN
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
 - ⊗ LOCATION CALCULATED, NO MONUMENT SET

OWNER AND PARTITIONER
TEE JAY AND PATRICIA VAUGHN
1036 CARLETON
ORANGE, CA. 92667
PH (714) 997-1393

PARCELS 1 & 2
SANITARY SEWER SEPTIC TANK & DRAIN FIELDS
WATER WATER WELL
ZONING 5R
COMPREHENSIVE PLAN COMMITTED RESIDENTIAL 5 AC LAND
PLANNING FILE NO 94-269

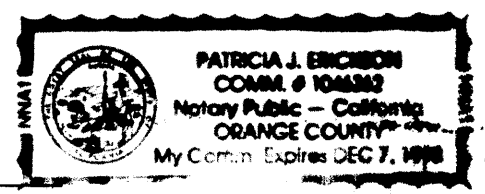
ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 20th DAY
OF January, 1997, BEFORE ME APPEARED TEE JAY VAUGHN
AND PATRICIA VAUGHN, HUSBAND AND WIFE, WHO BEING DULY
SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET
FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Patricia J. Erickson
NOTARY PUBLIC OF CALIFORNIA
MY COMMISSION EXPIRES: 12-7-98



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE
PROPERTY DESCRIBED IN INSTRUMENT #93-02736 INTO
TWO PARCELS. WE USED FOUND MONUMENTS FOR M93-27
FOR THE CENTERLINE OF MINNESOTA BLVD AND BASE OF
BEARINGS. ALL MONUMENTS FOUND ALONG THE NORTHERN
BOUNDARY WERE WITHIN 0.2' OF MAP LOCATION. RECORD
BEARINGS AND DISTANCES WERE USED AS RECORDED.
M57-68 WAS USED TO CONTROL THE SECTION LINE AT
THE SOUTHERN BOUNDARY OF THE PARTITION. EAST AND
WEST LINES WERE CONTROLLED BY M93-27.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND
RICHARD M GARZA, JR. USING A LIETZ SET 4 TOTAL
STATION. CALCULATIONS AND DRAFTING WAS PERFORMED
BY MAURICE E FARR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr 1-97

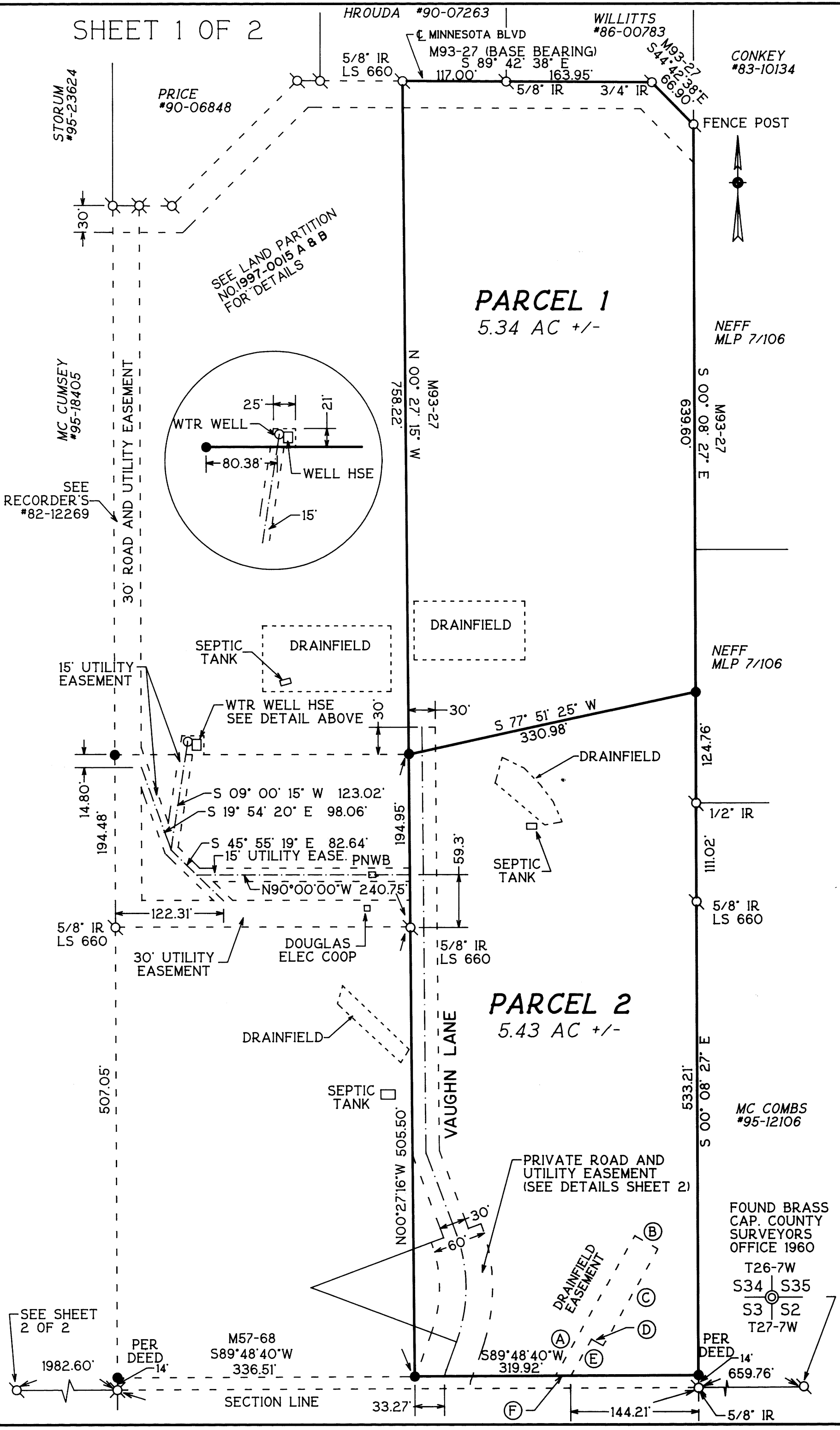
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-97

Maurice E Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470

SHEET 1 OF 2



1997 - 0016A

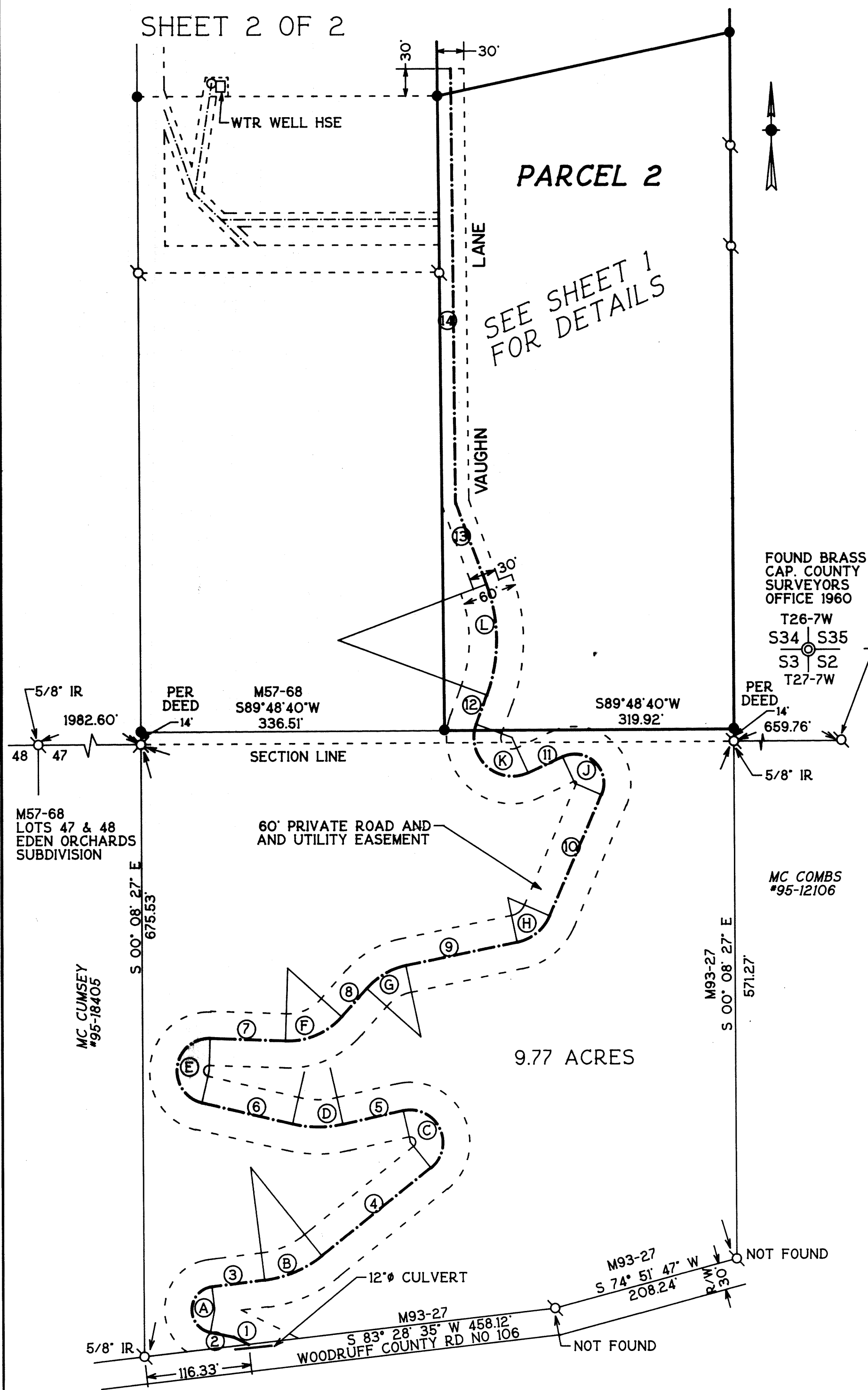
97-02299

SHEET 2 OF 2

LAND PARTITION

NE 1/4, SECTION 3, TWP 27 SOUTH
RANGE 7 WEST, WILLAMETTE MERIDIAN
TAX ACCOUNT NO. 43847.00, INSTRUMENT #94-13622

DOUGLAS COUNTY, OREGON
NOVEMBER 1996
SCALE 1" = 100'



- LEGEND**
- FOUND I.R. MARKED AS SHOWN
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
 - ⊗ LOCATION CALCULATED, NO MONUMENT SET

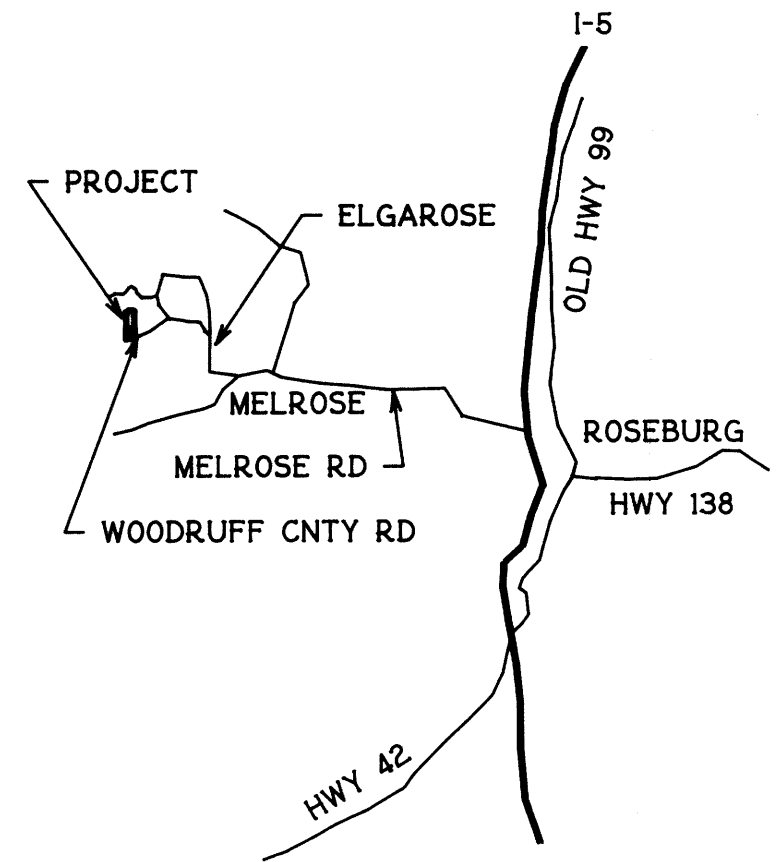
OWNER AND PARTITIONER
 TEE JAY AND PATRICIA VAUGHN
 1036 CARLETON
 ORANGE, CA, 92667
 PH (714) 997-1393

PRIVATE ROAD AND UTILITY EASEMENT DESCRIPTION

TANGENT DATA

NO	BEARING	DIST
1	N 63° 46' 48" W	18.85'
2	N 78° 55' 17" W	26.06'
3	N 83° 05' 41" E	59.28'
4	N 51° 15' 17" E	155.02'
5	S 77° 19' 52" W	68.07'
6	N 76° 49' 42" W	103.25'
7	S 88° 01' 42" E	83.53'
8	N 41° 41' 27" E	41.49'
9	N 78° 14' 14" E	126.21'
10	N 23° 22' 56" E	145.87'
11	S 65° 06' 07" W	41.60'
12	N 20° 19' 25" E	34.39'
13	N 20° 33' 18" W	96.11'
14	N 00° 27' 16" W	479.68'

VICINITY MAP



CURVE DATA

LETTER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	PC	PT
A	162° 01' 57"	25.50'	72.11'	N 02° 05' 09" E	50.37'	0+44.91	1+17.02
B	31° 50' 16"	125.00'	69.46'	N 67° 10' 31" E	68.57'	1+76.30	2+45.76
C	153° 55' 29"	36.00'	96.71'	N 25° 42' 28" W	70.14'	4+00.78	4+97.49
D	25° 50' 07"	125.00'	56.38'	N 89° 44' 57" W	55.90'	5+65.56	6+21.94
E	168° 48' 06"	36.00'	106.06'	N 07° 34' 20" E	71.66'	7+25.19	8+31.25
F	50° 16' 45"	80.00'	70.20'	N 66° 49' 57" E	67.97'	9+14.78	9+84.98
G	36° 33' 04"	80.00'	51.03'	N 59° 57' 50" E	50.17'	10+26.47	10+77.50
H	54° 50' 45"	50.00'	47.87'	N 50° 48' 42" E	46.06'	12+03.71	12+51.58
J	138° 16' 37"	32.00'	77.23'	N 45° 45' 25" W	59.81'	13+97.45	14+74.68
K	135° 13' 15"	42.50'	100.30'	N 47° 17' 15" W	78.59'	15+16.28	16+16.58
L	40° 52' 53"	175.00'	124.86'	N 00° 06' 53" W	122.22'	16+50.97	17+75.83

NOTE:
NO MONUMENTS WERE SET ON THE CENTERLINE OF THE EASEMENT SHOWN HERE.