

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubic 12/31/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Roman E. Wan 1/2/97
DOUGLAS COUNTY SURVEYOR DATE

TAX COLLECTOR CERTIFICATE:

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

Vickie Sanferami, deputy 1-3-97
DOUGLAS COUNTY TAX COLLECTOR DATE

LAND PARTITION

LOCATED IN LOT 3 & 4, BLOCK 2
GLENGARRY FRUIT LANDS
NW 1/4, SECTION 24, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 100' OCTOBER, 1996

SURVEYED BY: SURVEYED FOR:
BTS ENGINEERING & SURVEYING, INC. LLOYD AND CAROL STEPHENS
431 S.E. MAIN STREET 234 LITTLE VALLEY RD.
ROSEBURG, OR 97470 ROSEBURG, OR. 97470
(541) 673-0966 FAX (541) 673-0105

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LLOYD W. AND CAROL L. STEPHENS ARE THE OWNERS AND THAT MELVIN D. AND EMILY B. JANSEN ARE THE OWNERS OF A LIFE ESTATE ON THE EXISTING DWELLING ON PARCEL NO. 2 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE SEWER EASEMENTS TO BE CREATED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Lloyd W. Stephens LLOYD W. STEPHENS
Melvin D. Jansen MELVIN D. JANSEN
Carol L. Stephens CAROL L. STEPHENS
Emily B. Jansen EMILY B. JANSEN

ACKNOWLEDGMENT:

STATE OF OREGON } SS
COUNTY OF DOUGLAS }



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LLOYD W. STEPHENS, CAROL L. STEPHENS, MELVIN D. JANSEN AND EMILY B. JANSEN, TO ME KNOWN TO BE THE PERSONS 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.

Kristian O. DeGroot
NOTARY PUBLIC, STATE OF OREGON

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 THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO LLOYD W. AND CAROL L. STEPHENS AS RECORDED IN INST. NO. 94-26069 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, GLENGARRY FRUIT LANDS, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 53 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S. 10° 19' 00" W., 826.68 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF GLENGARRY LOOP COUNTY ROAD NO. 121; THENCE THE FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: S. 52° 23' 53" E., 131.14 FEET TO A 5/8" IRON ROD, 180.10 FEET ALONG THE ARC OF A 686.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 59° 55' 01" E., 179.58 FEET) TO A 5/8" IRON ROD, S. 67° 26' 09" E., 282.06 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 4; THENCE N. 0° 05' 51" E. LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID EAST LINE, 1016.40 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE N. 78° 37' 00" W., 380.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.92 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION INST. NO. 94-26069 INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-288 THE NE CORNER WAS FOUND PER M 41-4. THE NW CORNER WAS ESTABLISHED AT THE INTERSECTION OF GLENGARRY FRUIT LANDS PLAT BEARINGS FROM THE NE CORNER AND THE SW CORNER OF YOCUM ACRES. THE SW CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE M 15-7 (DEED) BEARING WITH THE RELOCATED NORTHERLY RIGHT OF WAY LINE OF GLENGARRY LOOP COUNTY ROAD NO. 121 PER 1975 PLANS. THE EAST LINE WAS CONTROLLED BY AN EXISTING FENCE LINE (M 41-4) WITH THE SE CORNER MONUMENTED ON THE NORTHERLY RIGHT OF WAY LINE OF GLENGARRY LOOP COUNTY ROAD NO. 121. SEWER EASEMENTS WERE CREATED AS DIRECTED UNDER DEQ SITE EVALUATION #9110-264 AS LOCATED BY WERT & ASSOCIATES, CONSULTING SOIL SCIENTISTS.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FANNING AND KENNY MACK USING A SOKKIA SET 2BII AND SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

FILED THIS 3rd DAY OF January 1996 BY DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK

STATE OF OREGON } SS.
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

97 JAN -3 AM 9:26

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Cogan

97-00059 FEE PP



by Carol Cogan Deputy at 9:26 AM

O.C.S. 1927
Y = 545,233.38
X = 1,236,203.77

B.T.S.

ZONING AND UTILITIES:

ZONE: RR
COMP. PLAN: RC2
WATER: ROBERTS CREEK WATER DIST.
SEWER: SUB-SURFACE
PLANNING FILE NO. 96-288

LINE	BEARING	DISTANCE
L 1	S 00°00'00"E	40.38'
L 2	N 52°23'53"W	25.00'
L 3	N 37°36'07"E	30.00'
L 4	N 88°39'16"E	133.76'
L 5	N 88°39'16"E	28.24'
L 6	S 31°36'26"W	123.00'
L 7	N 16°49'59"E	173.35'
L 8	N 52°39'36"E	106.19'
L 9	N 17°28'23"E	137.18'
L 10	S 67°26'09"E	79.28'
L 11	S 22°33'51"W	60.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	15°02'16" [15°02'30"]	686.20'	180.10'	90.57'	179.58'	S 59°55'01"E
C 2	09°32'57"	686.20'	114.37'	57.32'	114.23'	N 57°10'22"W

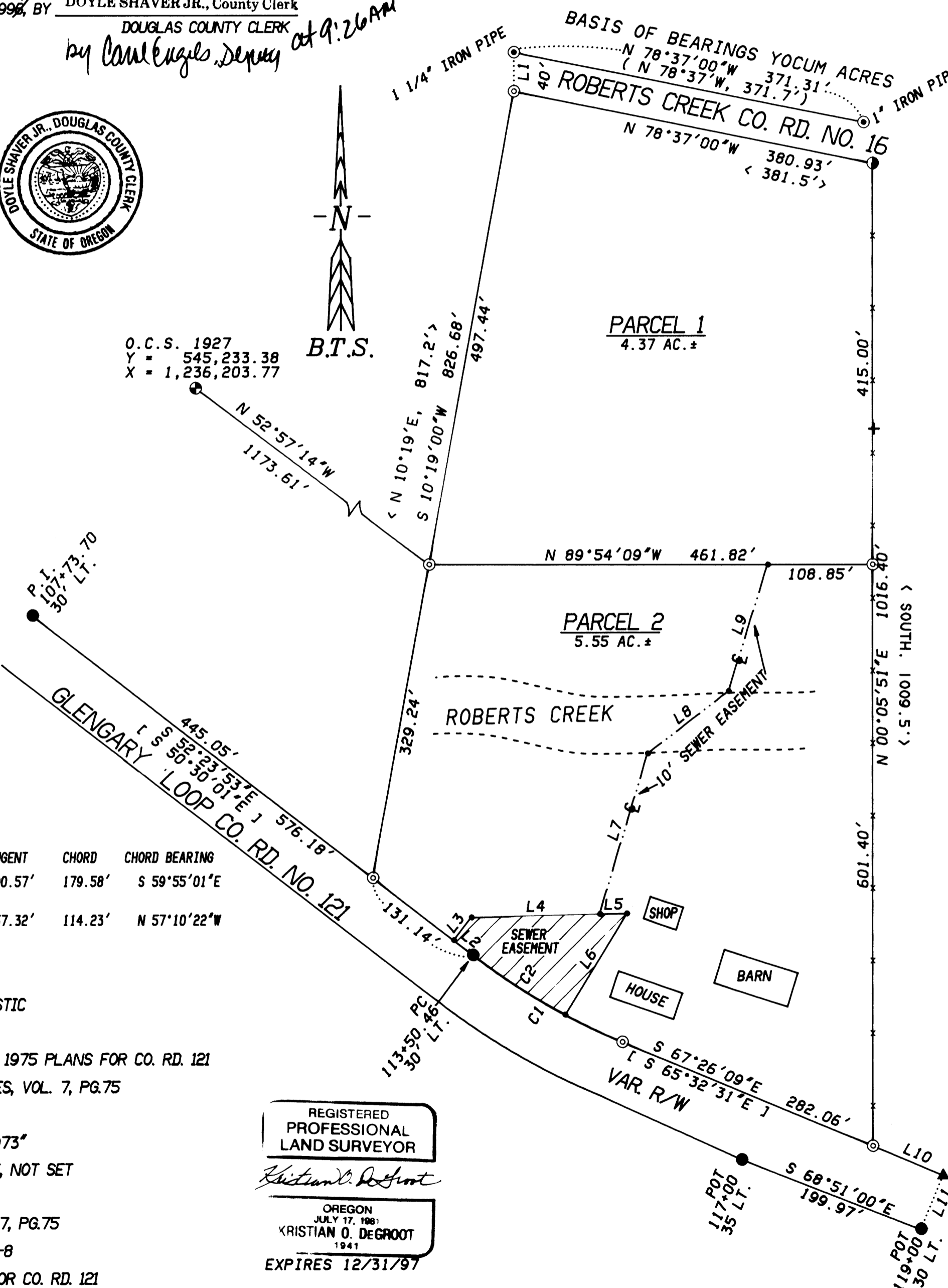
LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD W/A.C. PER 1975 PLANS FOR CO. RD. 121
- ⊙ = FOUND AS NOTED PER YOCUM ACRES, VOL. 7, PG.75
- ⊙ = FD. 3/4" IP. PER M 41-4
- ⊙ = FOUND DCSO BRASS DISC "GLEN 1973"
- = COMPUTED SEWER EASEMENT POINT, NOT SET
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS YOCUM ACRES, VOL.7, PG.75
- < > = RECORD CALLS PER M 15-7 & M 15-8
- [] = RECORD CALLS PER 1975 PLANS FOR CO. RD. 121

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
EXPIRES 12/31/97



1997 - 0002

2000 - 2661