

1997 - 0004

LAND PARTITION

LOCATED IN THE

N.W. 1/4 OF SECTION 8

S.W. 1/4 OF SECTION 8

S.E. 1/4 OF SECTION 8

T. 23 S., R. 5 W., W.M.

SCALE 1"=400'

NOVEMBER, 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, OR 97470

UNSURVEYED
PARCEL NO. 1

158.37 AC. + or -

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

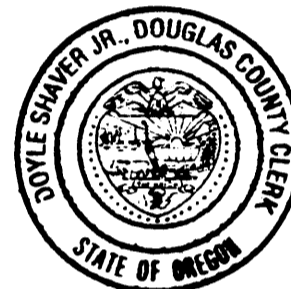
1/6/97
DATE

Ronnie E. White
DOUGLAS COUNTY SURVEYOR

1/7/97
DATE

FILED THIS *7th* DAY OF *January* 1997, at *12:38pm*

DOYLE SHAVER JR., County Clerk *by Carl Engle*
DOUGLAS COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
97 JAN -7 PM 12:38

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Engle*

97-269 FEE *RP*

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CARL BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST AND CARL D. BARRON ARE THE OWNERS 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 SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Carl Barron
CARL D. BARRON

Carl Barron Trustee
CARL BARRON, TRUSTEE
CARL DEAN BARRON TRUST

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL BARRON, 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



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 NO. 1: ALL THAT PORTION OF THE WEST 1/2 OF SECTION 8, T. 23S., R. 5W., W.M. LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF HAYHURST COUNTY ROAD NO. 24, AS RELOCATED IN MARCH, 1970.

PARCEL NO. 2: BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 8 AND 17 OF T. 23S., R. 5W., W.M. THENCE S. 89° 37' 30" W. ALONG THE SOUTH LINE OF SECTION 8, 658.85 FEET TO A 3/4" IRON ROD; THENCE N. 0° 04' 40" E., 334.24 FEET TO A 5/8" IRON ROD; THENCE S. 89° 37' 30" W., 205.00 FEET TO A 5/8" IRON ROD; THENCE N. 0° 04' 40" E., 1100.00 FEET TO A 5/8" IRON ROD; THENCE N. 89° 37' 30" E., 410.00 FEET TO A 5/8" IRON ROD; THENCE N. 0° 29' 31" W., 1166.40 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF HAYHURST COUNTY ROAD NO. 24; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: N. 71° 57' 45" E., 312.34 FEET TO A POINT, 206.70 FEET ALONG THE ARC OF A 1397.40 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 76° 12' 00" E., 206.51 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 LINE OF SAID SECTION 8, THENCE S. 89° 21' 46" W., 635.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.20 ACRES, MORE OR LESS.

TOGETHER WITH THAT PIPELINE EASEMENT RECORDED IN INST. NO. 89-06845 AND THAT SPRING AND PIPELINE EASEMENT RECORDED IN INST. NO. 89-06846 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

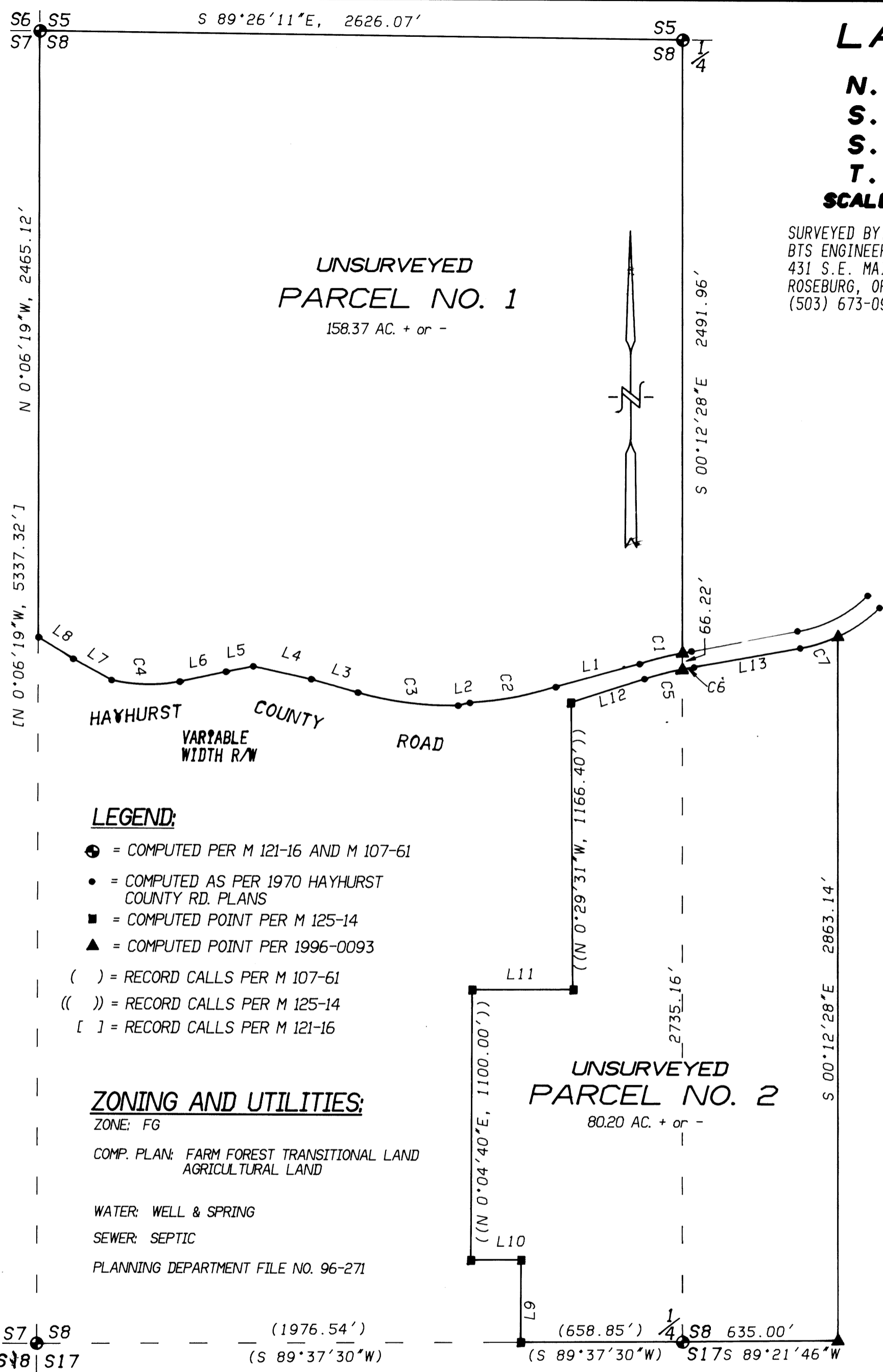
THE PURPOSE OF THIS PLAT IS TO PARTITION A 238.57 ACRE PARCEL OF LAND INTO TWO NEW PARCELS AS APPROVED UNDER PLANNING DEPARTMENT FILE NO. 96-271. THE EASTERLY BOUNDARY OF THE 80.20 ACRE PARCEL WAS ADJUSTED UNDER LAND PARTITION 1996-0093 AS APPROVED UNDER PLANNING DEPARTMENT FILE NO. 96-257. THIS IS AN UNSURVEYED LAND PARTITION AND WAS COMPUTED FROM RECORD SURVEYS M 107-61, M 121-16, M 125-14, 1996-0093 AND THE 1970 DOUGLAS COUNTY ROAD DEPARTMENT PLANS FOR HAYHURST COUNTY NO. 24. THE NORTH-SOUTH CENTERLINE OF SECTION 8, THE SOUTH LINE OF SECTION 8 AND HAYHURST ROAD RIGHT OF WAY WERE COMPUTED PER M 107-61. THE WEST LINE OF SECTION 8 WAS COMPUTED PER M 121-16. THE WEST LINE OF PARCEL NO. 2 WAS COMPUTED PER M 125-14. THE NORTH LINE OF SECTION 8 WAS THEN INVERSED BETWEEN THE COMPUTED N 1/4 AND NW CORNERS OF SECTION 8. THIS LAND PARTITION PLAT WAS COMPUTED AND DRAFTED BY GLENN BAUGHMAN AND KRIS DEGROOT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JUL 7 1996
KRISTIAN O. DEGROOT

EXPIRES: 12-31-97



LEGEND:

- = COMPUTED PER M 121-16 AND M 107-61
- = COMPUTED AS PER 1970 HAYHURST COUNTY RD. PLANS
- = COMPUTED POINT PER M 125-14
- ▲ = COMPUTED POINT PER 1996-0093
- () = RECORD CALLS PER M 107-61
- (()) = RECORD CALLS PER M 125-14
- [] = RECORD CALLS PER M 121-16

ZONING AND UTILITIES:

ZONE: FG
COMP. PLAN: FARM FOREST TRANSITIONAL LAND AGRICULTURAL LAND
WATER: WELL & SPRING
SEWER: SEPTIC
PLANNING DEPARTMENT FILE NO. 96-271

LINE	BEARING	DISTANCE
L 1	S 74° 22' 58" W	355.20'
L 2	S 76° 03' 15" W	49.62'
L 3	N 74° 18' 35" W	198.04'
L 4	N 77° 31' 14" W	241.96'
L 5	S 78° 18' 45" W	113.62'
L 6	S 77° 40' 08" W	194.70'
L 7	N 61° 09' 30" W	179.04'
L 8	N 58° 36' 19" W	165.85'
L 9	((N 0° 04' 40" E	334.24'))
L 10	((S 89° 37' 30" W	205.00'))
L 11	((N 89° 37' 30" E	410.00'))
L 12	((N 71° 57' 45" E	312.33'))
L 13	N 79° 47' 13" E	440.45'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07° 04' 54"	1462.40'	180.75'	90.49'	180.64'	S 75° 30' 13" W
C 2	14° 43' 00"	1387.40'	356.36'	179.17'	355.38'	S 79° 19' 15" W
C 3	17° 00' 40"	1397.40'	414.89'	208.98'	413.37'	N 82° 48' 55" W
C 4	24° 00' 46"	671.20'	281.30'	142.75'	279.25'	N 88° 51' 11" W
C 5	6° 34' 31"	1397.40'	160.37'	80.27'	160.28'	N 75° 15' 01" E
C 6	1° 53' 59"	1397.40'	46.33'	23.17'	46.33'	N 79° 29' 16" E
C 7	15° 31' 25"	602.96'	163.36'	82.19'	162.87'	N 72° 40' 33" E

TAX COLLECTOR CERTIFICATE:

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

Vicky Santerani dep 1-7-97
DOUGLAS COUNTY TAX COLLECTOR DATE

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