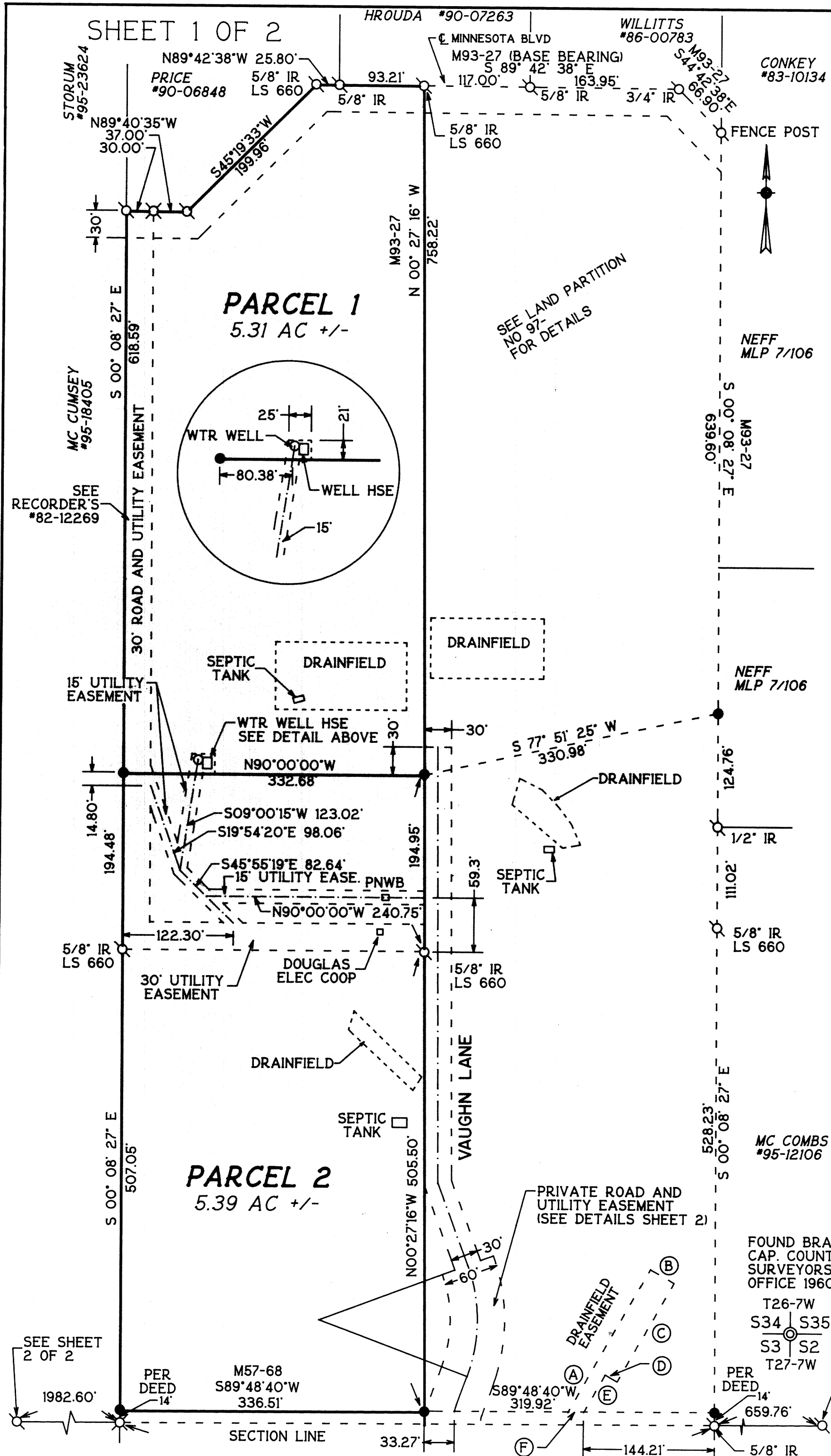


1997 - 0015A

1997 - 0015A



# LAND PARTITION

SE 1/4, SECTION 34, TWP 26 SOUTH  
 RANGE 7 WEST, WILLAMETTE MERIDIAN  
 TAX ACCOUNT NOS. 43847.01 AND 43847.02  
 DOUGLAS COUNTY, OREGON  
 NOVEMBER 1996  
 SCALE 1" = 100'

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS.  
 I, \_\_\_\_\_, COUNTY CLERK AND RECORDER OF  
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
 INSTRUMENT WAS RECORDED  
 97 FEB -4 PM 12:12  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY Terri A. Burnett  
 DEPUTY RECORDER  
 REC. PP

**LEGEND**

○ FOUND I.R. MARKED AS SHOWN OWNER AND PARTITIONER  
 ● SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181 TEE JAY AND PATRICIA VAUGHN 1036 CARLETON ORANGE, CA. 92667 PH (714) 997-1393

⊗ LOCATION CALCULATED, NO MONUMENT SET

**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

**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

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
 COUNTY OF ORANGE

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 20<sup>th</sup> 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.

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

Ferry C. Monahan 2-4-97  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

97-02298 12:12 P.M.

FILED 4<sup>th</sup> DAY OF FEBRUARY, 1997

DOYLE SHAVER JR., County Clerk  
 COUNTY CLERK  
 By Terri A. Burnett  
 DEPUTY

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 #93-02735 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.

## 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 (I.R.), FROM WHICH THE SE SECTION COR OF SECTION 34, T26S, R7W, WM BEARS S00°27'16"E 14.00 FT AND N89°48'40"E 979.61 FT, WHICH SAID 5/8" IR IS ON THE EASTERN BOUNDARY OF THAT PROPERTY DESCRIBED IN INSTRUMENT #93-02735, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OR, THENCE S89°48'40"W 336.51 FT TO A 5/8" IR; THENCE N00°08'27"W 1320.12 FT TO A 5/8" IR ON THE CENTERLINE OF MINNESOTA BLVD; THENCE ALONG SAID CENTERLINE S89°40'35"E 67.00 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID CENTERLINE N45°19'33"E 199.96 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID CENTERLINE S89°42'38"E 119.01 FT TO A 5/8" IR; THENCE LEAVING SAID CENTERLINE S00°27'16"E 1458.67 FT TO A 5/8" IR WHICH IS 14 FT NORTH OF THE SOUTH SECTION LINE OF SECTION 34, THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES M/L IN PARCEL 1 AND 5.39 ACRES M/L IN PARCEL 2, ALL LOCATED IN SE 1/4, SECTION 34, TWP 26S, R7W, WM, DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
Maurice E Farr  
 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

97-02298

# LAND PARTITION

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

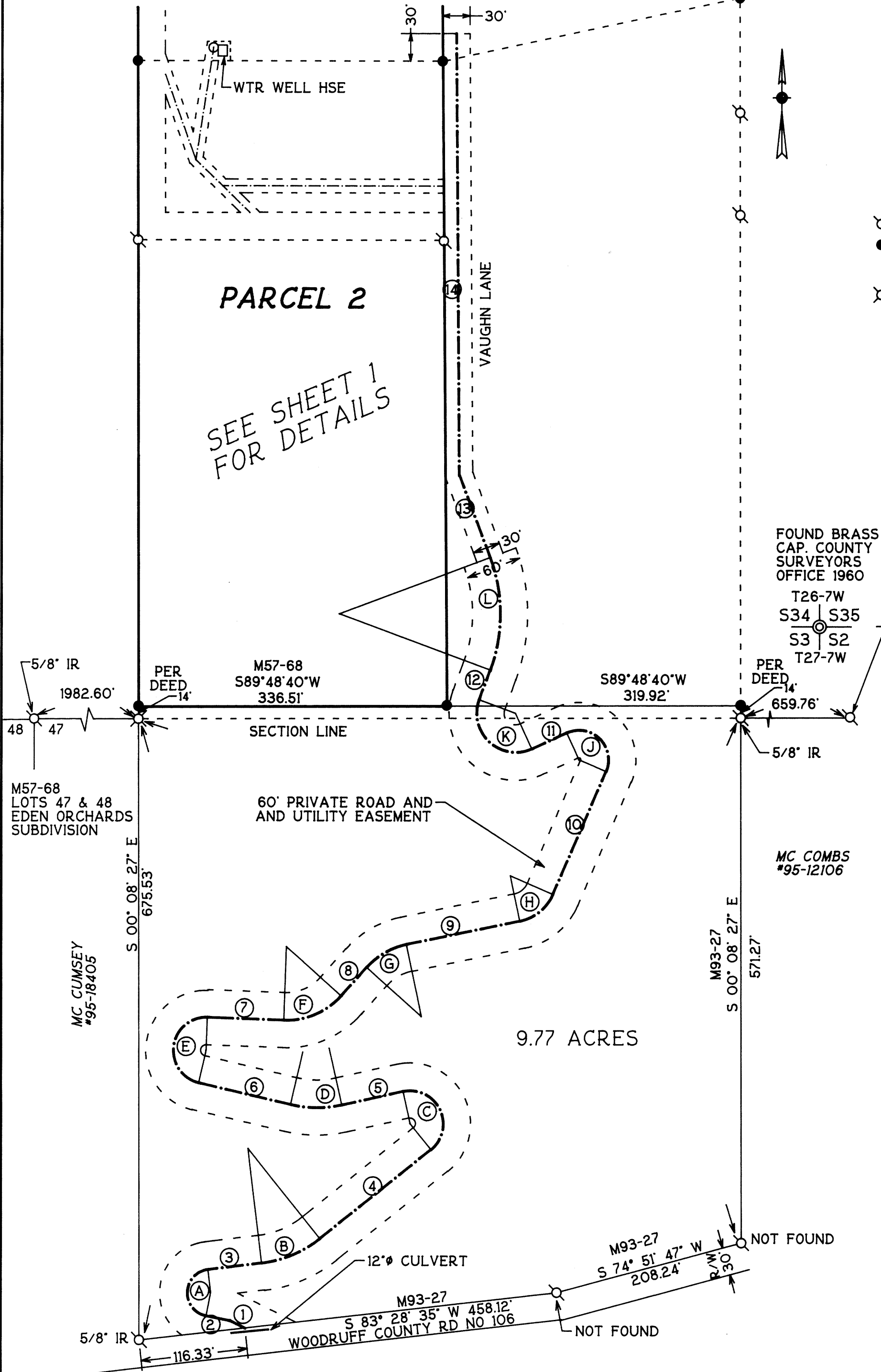
DOUGLAS COUNTY, OREGON  
 NOVEMBER 1996  
 SCALE 1" = 100'

## LEGEND

- ⊗ FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- ⊗ 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

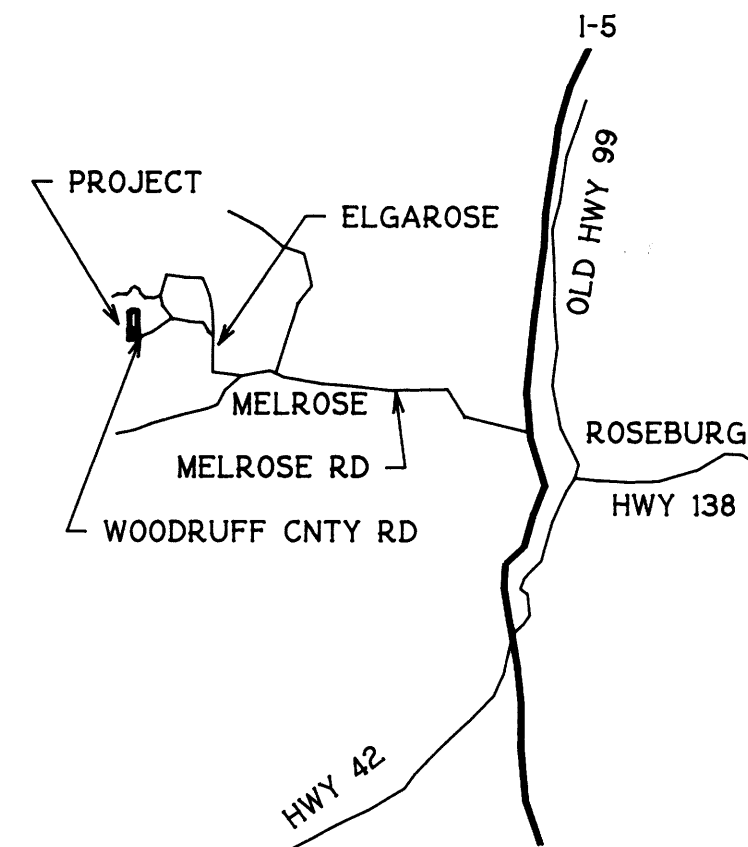
NO	BEARING	DIST
1	N 63° 46' 48" W	18.85'
2	N 78° 55' 17" W	26.06'
3	N 83° 05' 41" E	59.28'
4	N 51° 15' 17" E	155.02'
5	S 77° 19' 52" W	68.07'
6	N 76° 49' 42" W	103.25'
7	S 88° 01' 42" E	83.53'
8	N 41° 41' 27" E	41.49'
9	N 78° 14' 14" E	126.21'
10	N 23° 22' 56" E	145.87'
11	S 65° 06' 07" W	41.60'
12	N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

### 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: POSITIONS COMPUTED, NO MONUMENTS SET ON THE CENTERLINE OF THE EASEMENT SHOWN HERE.

## VICINTY MAP



1997 - 0015B

1997 - 0015B