

1997 - 0037

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-1 ACRE (1R)
COMP. PLAN: RESIDENTIAL (RC1)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 96-378

LAND PARTITION

LOCATED IN THE NE 1/4 OF
SECTION 24, T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES. H CAMPBELL AND DONNA CAMPBELL (DECEASED) ARE THE OWNERS ON THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE ALSO CAUSED THE ACCESS AND UTILITY EASEMENT AND THE 25 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

James H. Campbell
JAMES H. CAMPBELL
DONNA CAMPBELL, DECEASED
DEATH CERTIFICATE RECORDED
IN INST. NO. 97-06878 OF THE
RECORDS OF DOUGLAS COUNTY,
OREGON.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS April DAY OF 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES H. CAMPBELL, 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.

Ed Momen
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN D. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
THAT PARCEL OF LAND DESCRIBED IN A DEED TO JAMES H. AND DONNA C. CAMPBELL AS RECORDED IN INST. NO. 86-03945 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 96-03945 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-378. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 105-4. THE WEST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 52-29. THE SOUTH LINE WAS CONTROLLED BY THE NORTH RIGHT OF WAY LINE OF THE NORTH UMPQUA STATE HIGHWAY NO. 138 FROM MONUMENTS FOUND PER 1977 DOUGLAS COUNTY PLANS. THE NORTH LINE WAS CONTROLLED BY INST. NO. 86-03945. THE LOCATION OF WILD RIVER DRIVE COUNTY ROAD NO. 4E WAS CONTROLLED BY MONUMENTS FOUND PER M 35-8, M52-29, M 105-4 AND M 117-25. THE PARCEL WAS THEN PARTITIONED AND EASEMENTS CREATED AS DIRECTED BY MR. CAMPBELL.
THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

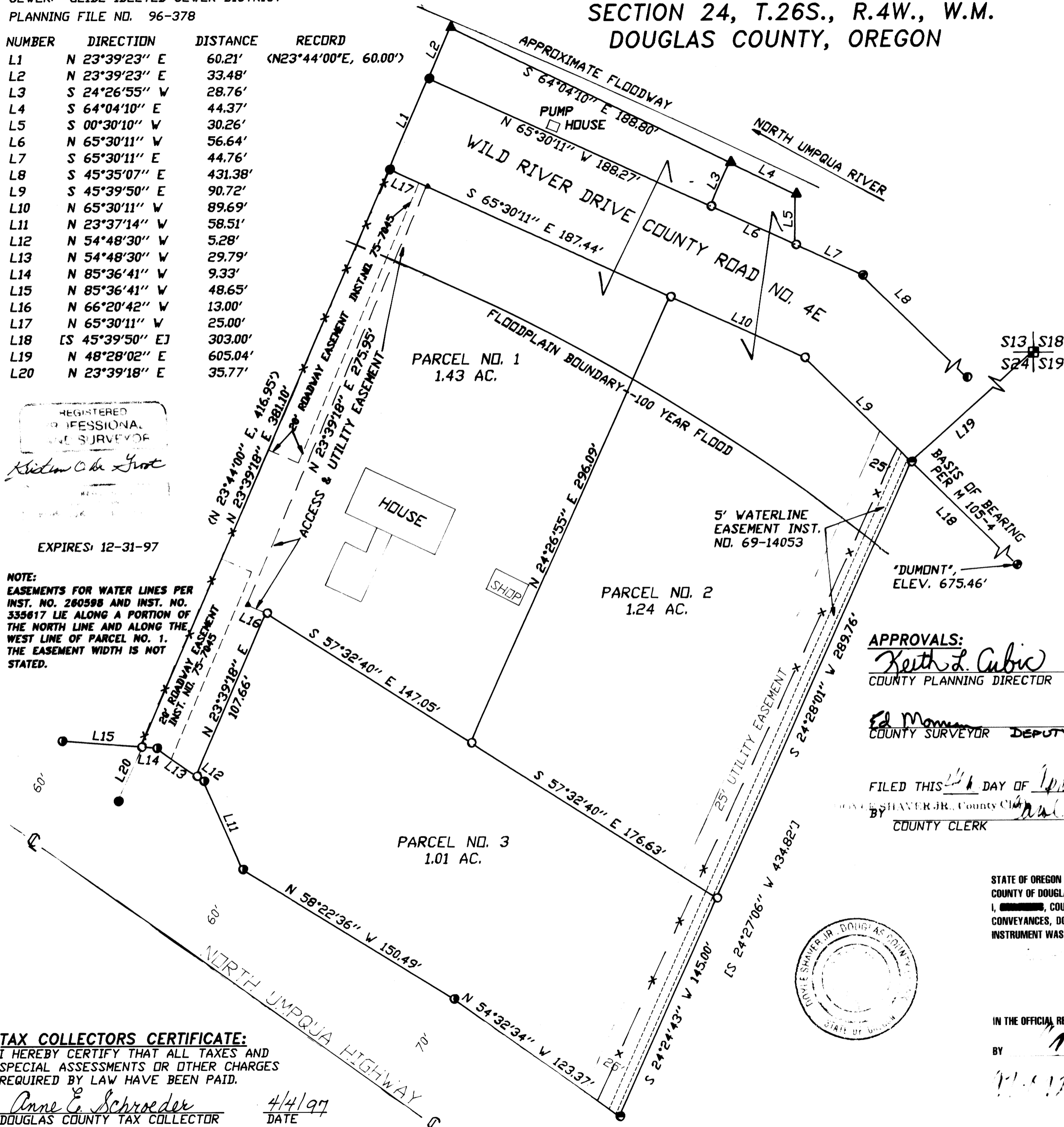
LEGEND:

- O = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 52-29
- = FOUND 5/8" IRON ROD PER M 35-8
- = FOUND 5/8" IRON ROD PER M 117-25
- = FOUND 5/8" IRON ROD PER M 105-4
- = FOUND 2" BRASS DISK IN CONCRETE
- = FOUND DCSD BCIP PLSS ID #700400
- ▲ = COMPUTED POINT NOT SET
- ▲ = COMPUTED EASEMENT POINT
- x = EXISTING FENCE
- () = RECORD PER M 52-29
- [] = RECORD PER M 105-4

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 23°39'23" E	60.21'	(N23°44'00"E, 60.00')
L2	N 23°39'23" E	33.48'	
L3	S 24°26'55" W	28.76'	
L4	S 64°04'10" E	44.37'	
L5	S 00°30'10" W	30.26'	
L6	N 65°30'11" W	56.64'	
L7	S 65°30'11" E	44.76'	
L8	S 45°35'07" E	431.38'	
L9	S 45°39'50" E	90.72'	
L10	N 65°30'11" W	89.69'	
L11	N 23°37'14" W	58.51'	
L12	N 54°48'30" W	5.28'	
L13	N 54°48'30" W	29.79'	
L14	N 85°36'41" W	9.33'	
L15	N 85°36'41" W	48.65'	
L16	N 66°20'42" W	13.00'	
L17	N 65°30'11" W	25.00'	
L18	[S 45°39'50" E]	303.00'	
L19	N 48°28'02" E	605.04'	
L20	N 23°39'18" E	35.77'	

REGISTERED PROFESSIONAL SURVEYOR
Kristian D. Degroot
EXPIRES: 12-31-97

NOTE:
EASEMENTS FOR WATER LINES PER INST. NO. 260598 AND INST. NO. 335617 LIE ALONG A PORTION OF THE NORTH LINE AND ALONG THE WEST LINE OF PARCEL NO. 1. THE EASEMENT WIDTH IS NOT STATED.



APPROVALS:
Keith L. Cubic 4/2/97
COUNTY PLANNING DIRECTOR DATE
Ed Momen 4-3-97
COUNTY SURVEYOR DEPUTY DATE
FILED THIS 4 DAY OF April 1997
BY Shaver Jr. COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, Shaver Jr., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Bill Warren DEPUTY
FEE 12.39

TAX COLLECTORS CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Anne E. Schroeder 4/4/97
DOUGLAS COUNTY TAX COLLECTOR DATE

BTS ENGINEERING & SURVEYING, INC.
431 SE MAIN ST., ROSEBURG, OR 97470
PHONE (503) 673-0966 FAX (503) 673-0105

SCALE: 1" = 50'
DATE: MARCH 1997

SURVEYED FOR: JAMES H. CAMPBELL
P.O. BOX 604
GLIDE, OREGON 97443

JOB #: 97-019
FILE NAME: CAMPBELL.DWG
SHEET 1 OF 1

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