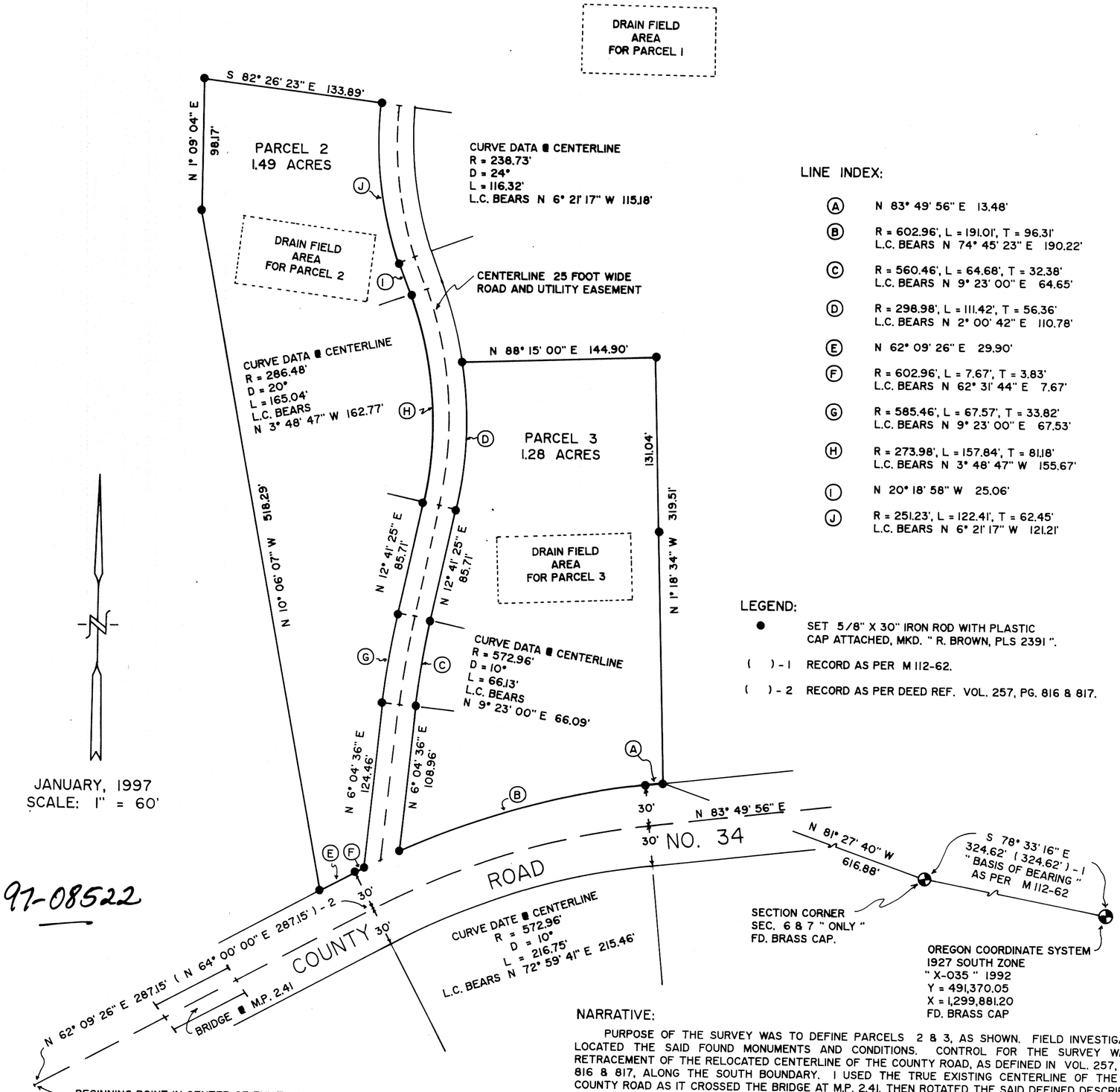
1997 - 0044 B

LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 96-111.

Located in the:
N.W. 1/4 of SECTION 6
TOWNSHIP 30 SOUTH, RANGE 3 WEST,
and in
SECTION 1
TOWNSHIP 30 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



97-08522

LINE INDEX:

- (A) N 83° 49' 56" E 13.48'
- (B) R = 602.96', L = 191.01', T = 96.31' L.C. BEARS N 74° 45' 23" E 190.22'
- (C) R = 560.46', L = 64.68', T = 32.38' L.C. BEARS N 9° 23' 00" E 64.65'
- (D) R = 298.98', L = 111.42', T = 56.36' L.C. BEARS N 2° 00' 42" E 110.78'
- (E) N 62° 09' 26" E 29.90'
- (F) R = 602.96', L = 7.67', T = 3.83' L.C. BEARS N 62° 31' 44" E 7.67'
- (G) R = 585.46', L = 67.57', T = 33.82' L.C. BEARS N 9° 23' 00" E 67.53'
- (H) R = 273.98', L = 157.84', T = 81.18' L.C. BEARS N 3° 48' 47" W 155.67'
- (I) N 20° 18' 58" W 25.06'
- (J) R = 251.23', L = 122.41', T = 62.45' L.C. BEARS N 6° 21' 17" W 121.21'

LEGEND:

- ● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 ".
- ( ) - 1 RECORD AS PER M 112-62.
- ( ) - 2 RECORD AS PER DEED REF. VOL. 257, PG. 816 & 817.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DEFINE PARCELS 2 & 3, AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. CONTROL FOR THE SURVEY WAS A RETRACEMENT OF THE RELOCATED CENTERLINE OF THE COUNTY ROAD, AS DEFINED IN VOL. 257, PAGE 816 & 817, ALONG THE SOUTH BOUNDARY. I USED THE TRUE EXISTING CENTERLINE OF THE SAID COUNTY ROAD AS IT CROSSED THE BRIDGE AT M.P. 2.41, THEN ROTATED THE SAID DEFINED DESCRIPTION TO RUN ALONG THE SAID TRUE CENTERLINE OF THE SAID BRIDGE. THIS PROCESS FITS THE EXISTING COUNTY ROAD THE BEST. THE CENTERLINE OF THE 25 FOOT WIDE ROAD AND UTILITY EASEMENT WAS CONTROLLED BY A EXISTING PAVED SURFACE THAT RUNS UP THE SAID EASEMENT. THE TIE LINE FROM THE SECTION CORNER COMMON TO SECTIONS 6 & 7, T. 30 S., R. 3 W., W.M. TO THE COORDINATE TIE STATION " X-035 ", AS DEFINED BY DOUGLAS COUNTY SURVEY FILE NUMBER M 112-62, WAS USED AS " BASIS OF BEARING ".

LEGAL OWNER OF RECORD AND PARTITIONER:
BJORN M. and KIM C. VIAN
8748 BUCKHORN ROAD
ROSEBURG, OR. 97470

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: WELLS, SPRINGS
SEWAGE DISPOSAL: SEPTIC
ZONING: F.G. & F.F.
COMPREHENSIVE PLAN DESIGNATION:
AGG & FFT

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond F. Brown
OREGON JULY 26, 1989 RAYMOND F. BROWN 2391
EXP. 12/31/97

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P. O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839 - 6185

LEGAL DESCRIPTION:

PARCEL 1

SEE REFERENCE NUMBER 95-07306, DEED RECORDS, DOUGLAS COUNTY, OREGON, LESS THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, AND LESS THE PARCELS DESCRIBED BELOW.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 88° 07' 08" W 833.91' FROM THE S.W. CORNER OF SECTION 6, T. 30 S., R. 3 W., W.M.; THENCE N 6° 04' 36" E 124.46'; THENCE ALONG THE ARC OF A 585.46 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 9° 23' 00" E 67.53'; THENCE N 12° 41' 25" E 85.71'; THENCE ALONG THE ARC OF A 273.98 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 3° 48' 47" W 155.67'; THENCE N 20° 18' 58" W 25.06'; THENCE ALONG THE ARC OF A 251.23 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 6° 21' 17" W 121.21'; THENCE N 82° 26' 23" W 133.89'; THENCE S 1° 09' 04" W 98.17'; THENCE S 10° 06' 07" E 518.29'; THENCE N 62° 09' 26" E 29.90'; THENCE ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 62° 31' 44" E 7.67' TO THE POINT OF BEGINNING.

PARCEL 3

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 81° 27' 40" W 616.88' FROM THE S.W. CORNER OF SECTION 6, T. 30 S., R. 3 W., W.M.; THENCE S 83° 49' 56" W 13.48'; THENCE ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 74° 45' 23" W 190.22'; THENCE N 6° 04' 36" E 108.96'; THENCE ALONG THE ARC OF A 560.46 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 9° 23' 00" E 64.65'; THENCE N 12° 41' 25" E 85.71'; THENCE ALONG THE ARC OF A 298.98 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 2° 00' 42" E 110.78'; THENCE N 88° 15' 00" E 144.90'; THENCE S 1° 18' 34" E 319.51' TO THE POINT OF BEGINNING.

1997 - 0044 B