

1997 - 0051

APPROVALS:

Keith L. Cubic
COUNTY PLANNING DIRECTOR

4/29/97
DATE

Ronnie E. Wom
COUNTY SURVEYOR

4/29/97
DATE

FILED THIS 30 DAY OF April 1997 at 12:11pm
BY DOYLE SHAVER JR., County Clerk by Caryl Engel, Deputy
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 APR 30 PM 12:11

DOYLE SHAVER JR.
COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Caryl Engel

97-09129 FEE PP

B.T.S.

LAND PARTITION
LOCATED IN LOT 1, BLOCK 13, PLAT "D" UMPQUA PARK FRUIT LANDS
N.W. 1/4, N.W. 1/4 OF SECTION 25
T.27S., R.6W., W.M.

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. 'BTS ENG-SURV'
- = FOUND 5/8" IRON ROD PER 1994-0087
- ⊙ = FOUND 5/8" IRON ROD PER M 111-41
- ⊖ = FOUND 5/8" IRON ROD OR AS NOTED PER M 33-40
- = FOUND 5/8" IRON ROD PER M 97-10
- ⊙ = FOUND 5/8" IRON ROD PER M 89-73
- ⊙ = FOUND DCSD BRASS DISC MK'D. 'MEDFORD 1976'
- ⊙ = FOUND 2 1/2" IRON PIPE - PLSS ID# 600300
- ▲ = COMPUTED POINT NOT SET
- () = RECORD PER M 97-10
- [] = RECORD PER 1994-0087

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17 1961
KRISTIAN O. DEGROOT
94

EXPIRES: 12-31-97

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARSHALL R. & SUZANNE M. WAGSTAFF 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE CAUSED THE 5 FOOT SEWERLINE EASEMENT AND THE 5 FOOT WATERLINE EASEMENT SHOWN ON THE FACE OF THIS LAND PARTITION PLAT TO BE CREATED.

Marshall R. Wagstaff
MARSHALL R. WAGSTAFF

Suzanne M. Wagstaff
SUZANNE M. WAGSTAFF

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF April, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARSHALL R. & SUZANNE M. WAGSTAFF, TO ME KNOWN TO BE THE PERSONS 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.

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

THAT PARCEL OF LAND DESCRIBED IN A DEED TO MARSHALL R. & SUZANNE M. WAGSTAFF AS RECORDED IN INST. NO. 87-13077 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 87-13077 INTO THREE PARCELS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-117. THE NORTH LINE OF LOT 1, BLOCK 13 WAS CONTROLLED BY MONUMENTS FOUND PER 1994-0087. THE SW CORNER OF BLOCK 13 WAS COMPUTED AT PROPORTIONATE DISTANCE BETWEEN THE NW CORNER OF BLOCK 14 AND THE SE CORNER OF LOT 3, PLAT 'C'. THE SW CORNER OF LOT 1, BLOCK 13 WAS THEN SET AT PROPORTIONATE DISTANCE BETWEEN THE SE AND SW CORNERS OF BLOCK 13. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 33-40, M 70-30 AND 1994-0087.

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.

ZONING & UTILITIES:

ZONED: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: RESIDENTIAL, LOW DENSITY
WATER: WELL
SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
PLANNING FILE NO. 94-117

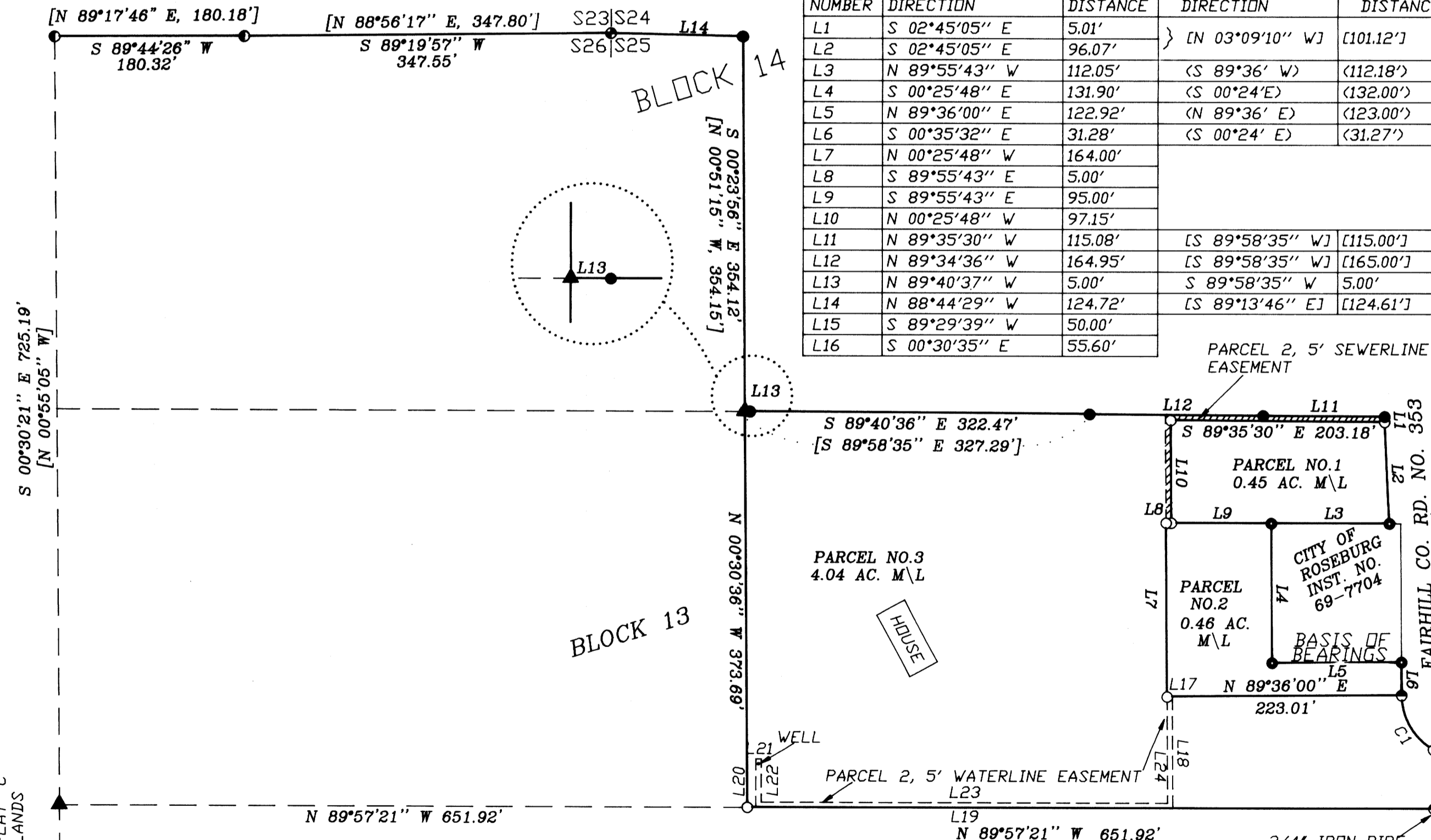
TAX COLLECTORS CERTIFICATE:

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

Anne E. Schroeder 4/29/97
DOUGLAS COUNTY TAX COLLECTOR DATE

OCS 27
Y = 570,433.28
X = 1,237,499.45

NUMBER	DIRECTION	DISTANCE	DIRECTION	DISTANCE
L1	S 02°45'05" E	5.01'	} [N 03°09'10" W]	[101.12']
L2	S 02°45'05" E	96.07'		
L3	N 89°55'43" W	112.05'	(S 89°36' W)	(112.18')
L4	S 00°25'48" E	131.90'	(S 00°24' E)	(132.00')
L5	N 89°36'00" E	122.92'	(N 89°36' E)	(123.00')
L6	S 00°35'32" E	31.28'	(S 00°24' E)	(31.27')
L7	N 00°25'48" W	164.00'		
L8	S 89°55'43" E	5.00'		
L9	S 89°55'43" E	95.00'		
L10	N 00°25'48" W	97.15'		
L11	N 89°35'30" W	115.08'	(S 89°58'35" W)	(115.00')
L12	N 89°34'36" W	164.95'	(S 89°58'35" W)	(165.00')
L13	N 89°40'37" W	5.00'	(S 89°58'35" W)	5.00'
L14	N 88°44'29" W	124.72'	(S 89°13'46" E)	(124.61')
L15	S 89°29'39" W	50.00'		
L16	S 00°30'35" E	55.60'		



PARCEL 2, 5' WATERLINE EASEMENT

NUMBER	DIRECTION	DISTANCE
L17	N 89°36'00" E	5.00'
L18	S 00°25'48" E	105.45'
L19	N 89°57'21" W	395.96'
L20	NORTH	45.76'
L21	EAST	5.00'
L22	SOUTH	40.76'
L23	S 89°57'21" E	385.92'
L24	N 00°25'48" W	100.41'

NUMBER	DELTA	RAD	ARC	TAN	CHORD	BEARING	CHORD
C1	59°45'25"	60.00	62.58'	34.47'	S 30°23'17" E	59.78'	

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1' = 100'
DATE: APRIL, 1997

SURVEYED FOR: MARSHALL WAGSTAFF
1880 FAIRHILL DR.
ROSEBURG, OR. 97470

JOB #: 97-027
FILE NAME: WAGS1.DWG
SHEET 1 OF 1

1997 - 0051