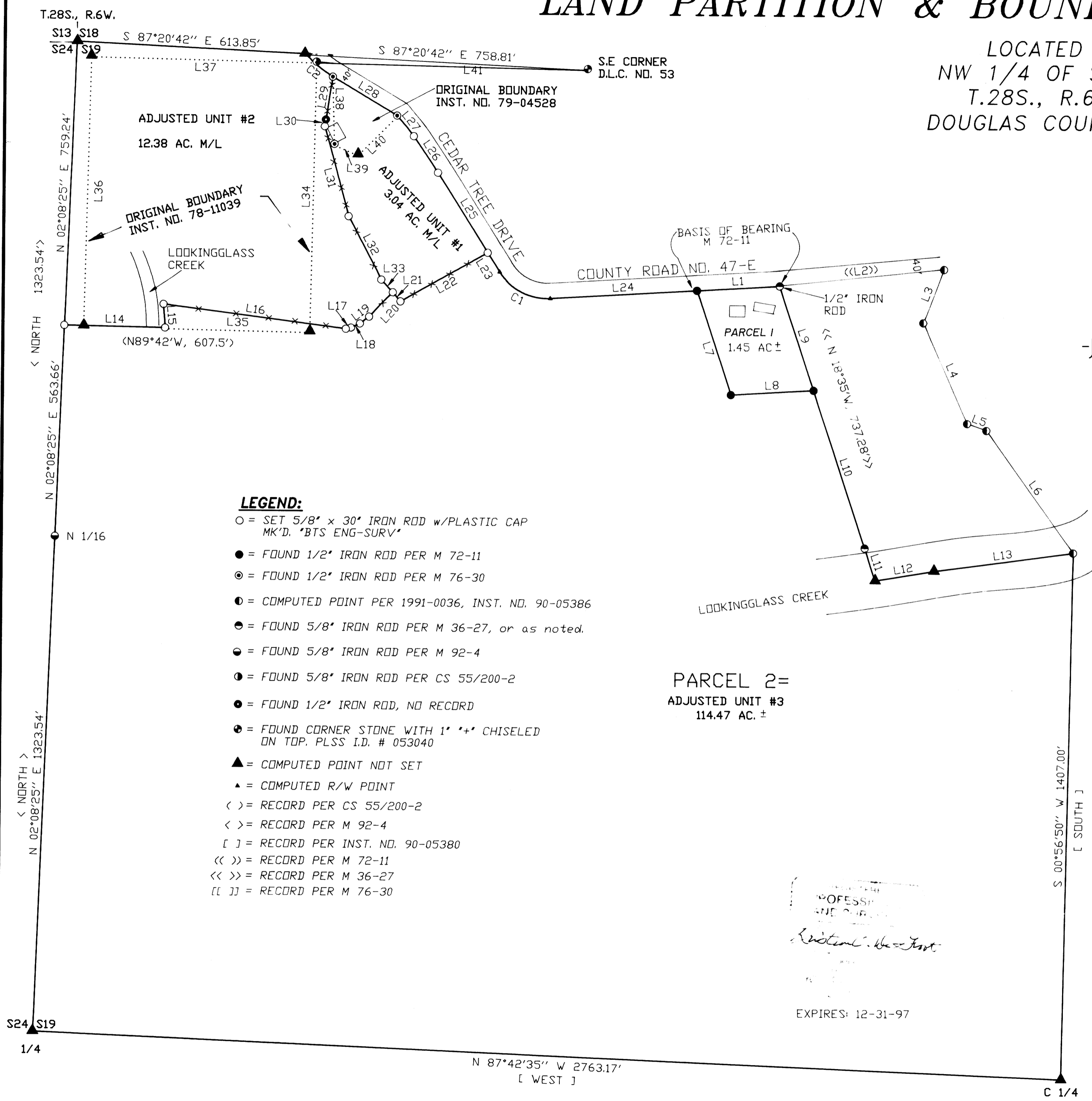


# LAND PARTITION & BOUNDARY LINE ADJUSTMENT

LOCATED IN THE  
NW 1/4 OF SECTION 19  
T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON



- LEGEND:**
- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
  - = FOUND 1/2" IRON ROD PER M 72-11
  - ⊙ = FOUND 1/2" IRON ROD PER M 76-30
  - ⦿ = COMPUTED POINT PER 1991-0036, INST. NO. 90-05386
  - ⦿ = FOUND 5/8" IRON ROD PER M 36-27, or as noted.
  - ⦿ = FOUND 5/8" IRON ROD PER M 92-4
  - ⦿ = FOUND 5/8" IRON ROD PER CS 55/200-2
  - ⦿ = FOUND 1/2" IRON ROD, NO RECORD
  - ⦿ = FOUND CORNER STONE WITH 1" "+" CHISELED ON TOP. PLSS I.D. # 053040
  - ▲ = COMPUTED POINT NOT SET
  - ▲ = COMPUTED R/W POINT
  - < > = RECORD PER CS 55/200-2
  - < > = RECORD PER M 92-4
  - [ ] = RECORD PER INST. NO. 90-05380
  - << >> = RECORD PER M 72-11
  - << >> = RECORD PER M 36-27
  - [ [ ] ] = RECORD PER M 76-30

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 86°32'00" E	222.61'	<<222.70'>>
L2	N 83°56'50" E	444.04'	
L3	S 20°56'50" W	153.00'	[ S 20°W ]
L4	S 24°03'10" E	294.20'	[ S 25°E ]
L5	S 70°53'10" E	54.80'	[ S 71°50'E ]
L6	S 35°56'10" E	402.20'	[ S 36°53'E ]
L7	S 18°32'50" E	293.33'	<< S 18°35'E, 293.40'>>
L8	N 86°32'43" E	222.24'	<< N 86°30'30"E, 222.67'>>
L9	S 18°28'31" E	293.28'	<< N 18°35'W, 293.30'>>
L10	S 18°30'37" E	443.80'	
L11	S 18°30'37" E	91.19'	<< S 18°35'E >>
L12	N 80°29'28" E	160.03'	<< S 80°24'15"W, 160.05'>>
L13	N 82°16'32" E	377.41'	
L14	S 88°59'58" E	271.17'	
L15	N 04°11'06" W	63.59'	
L16	S 82°40'40" E	493.88'	
L17	N 75°14'40" E	13.68'	
L18	N 65°12'47" E	26.85'	
L19	N 52°34'23" E	30.85'	
L20	N 43°39'08" E	90.86'	
L21	S 41°01'48" E	31.98'	
L22	N 60°34'48" E	267.04'	
L23	S 32°19'56" E	60.40'	
L24	N 86°32'00" E	394.77'	
L25	N 32°19'56" W	251.73'	
L26	N 33°57'10" W	117.09'	
L27	N 39°40'58" W	70.83'	
L28	N 59°21'29" W	201.18'	
L29	S 08°56'25" W	115.90'	
L30	S 08°56'25" W	18.31'	
L31	S 15°17'59" E	248.08'	
L32	S 27°46'18" E	190.77'	
L33	S 43°13'02" E	45.64'	
L34	S 01°00'02" W	720.30'	< S 0°18' W, 720.3'>
L35	N 88°59'58" W	389.05'	
L36	N 01°12'54" E	721.01'	< N 0°32'30"E, 721.0'>
L37	S 88°55'58" E	604.80'	< S 89°38' E, 604.8'>
L38	N 01°52'39" W	179.48'	[ [ N 1°59'27"W, 179.47' ] ]
L39	N 66°58'44" W	69.18'	[ [ N 66°57'55"W ] ]
L40	S 44°54'02" W	146.68'	[ [ S 44°47'08"W ] ]
L41	S 88°55'58" E	726.98'	< S 89°38'E, 727.15'>

NUMBER	Ic	R'	L'	T'	CD	LC'
C1	61°08'04"	150.00	160.05	88.59	S 62°53'58" E	152.56
C2	17°24'07"	320.00	97.19	48.97	N 50°39'25" W	96.82

**CORNER DESCRIPTION** 13|18  
24|19  
1" IRON PIPE WITH BRASS CAP PER CS 61/36 IS MISSING. CORNER POSITION COMPUTED FROM BEARING TREES PER CS 62/21:  
A 23' MAPLE BEARS N 56°E, 159.8 FT.  
A 52' COTTONWOOD BEARS N 22 1/2°W, 21.7 FT.  
A 49' COTTONWOOD BEARS S 47°E, 3.1 FT.

PROFESSOR  
AND SURVEYOR  
*Richard W. East*  
EXPIRES: 12-31-97

1997 - 0055 A

1997 - 0055 A

97-09987

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

SCALE: 1" = 200'  
DATE: JANUARY 1997

FOR: RON ROPP  
314 CEDAR TREE DR.  
ROSEBURG, OREGON 97470

JOB #: 96-111  
FILE NAME: ROPP.DWG  
SHEET 1 OF 2

# LAND PARTITION & BOUNDARY LINE ADJUSTMENT

LOCATED IN THE  
NW 1/4 OF SECTION 19  
T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

**ZONING & UTILITIES:**

ZONED: EXCLUSIVE FARM USE - FARM FOREST (FF)  
GRAZING (GR)  
COMP. PLAN: AGRICULTURAL (AG)  
FARM FOREST TRANSITIONAL (FFT)  
WATER: WELL  
SEWER: SEPTIC  
PLANNING FILE NO. 96-409 (BLA)  
ZONE VARIANCE GRANTED 1/16/78 TO CREATE 2 PARCELS.

**ACKNOWLEDGMENT BY CONSENT AFFIDAVIT:**

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY FAITH J. BAKER ALSO KNOWN AS FAITH J. SCHLABACH IS RECORDED IN BOOK 177 PAGE 642 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT FAITH J. BAKER ALSO KNOWN AS FAITH J. SCHLABACH AND ELANDOR R. ROPP ARE THE OWNERS AND RONLEE D. ROPP AND LISA R. ROPP ARE THE CONTRACT PURCHASERS 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.

*Elandor R. Ropp*  
ELANDOR R. ROPP  
*Ronlee D. Ropp*  
RONLEE D. ROPP  
*Lisa R. Ropp*  
LISA R. ROPP

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF February, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELANDOR R. ROPP, RONLEE D. ROPP AND LISA R. ROPP, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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.

*Christine L. Name*  
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 AS PARCEL 1 ON THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED AND DESCRIBED THE LANDS REPRESENTED AS PARCEL 2 ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 19, T.28S., R.6W., W.M.; THENCE N.2°08'25"E. ALONG THE WEST LINE OF SAID SECTION 19, 1887.20 FEET TO A 5/8" IRON ROD; THENCE S.88°59'58"E., 271.17 FEET TO A 5/8" IRON ROD; THENCE N.4°11'06"W., 63.59 FEET TO A 5/8" IRON ROD IN AN EXISTING FENCE LINE; THENCE THE FOLLOWING COURSES ALONG SAID FENCE LINE: S.82°40'40"E., 493.88 FEET TO A 5/8" IRON ROD, N75°14'40"E., 13.68 FEET TO A 5/8" IRON ROD, N65°12'47"E., 26.85 FEET TO A 5/8" IRON ROD, N52°34'23"E., 30.85 FEET TO A 5/8" IRON ROD, N43°39'08"E., 90.86 FEET TO A 5/8" IRON ROD, S.41°01'48"E., 31.98 FEET TO A 5/8" IRON ROD, N.60°34'48"E., 267.04 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR TREE DRIVE COUNTY ROAD NO. 47-E; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: S.32°19'56"E., 60.40 FEET TO A POINT, 160.05 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT; THE LONG CHORD OF WHICH BEARS S.62°53'58"E., 152.56 FEET TO A POINT, N.86°32'00"E., 394.77 FEET TO A 1/2" IRON ROD, N.86°32'00"E., 222.61 FEET TO A 1/2" IRON ROD; THENCE S.18°28'31"E. LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 293.28 FEET TO A 1/2" IRON ROD; THENCE S.18°30'37"E., 443.80 FEET TO A 5/8" IRON ROD; THENCE CONTINUING S.18°30'37"E., 91.19 FEET TO A POINT IN THE CENTER OF LOOKINGGLASS CREEK; THENCE N.80°29'28"E. ALONG THE CENTER OF LOOKINGGLASS CREEK, 160.03 FEET TO A POINT; THENCE N.82°16'32"E. ALONG THE CENTER OF LOOKINGGLASS CREEK, 377.41 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 19; THENCE S.0°56'50"W., 1407.00 FEET TO THE CENTER 1/4 CORNER OF SECTION 19; THENCE N.87°42'35"W., 2763.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 115.92 ACRES, MORE OR LESS.

**TAX COLLECTORS CERTIFICATE:**

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

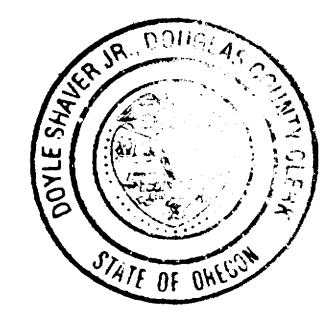
*Anne E. Schroeder*  
DOUGLAS COUNTY TAX COLLECTOR  
5/13/97  
DATE

**APPROVALS:**

*Keith L. Cubic*  
COUNTY PLANNING DIRECTOR  
3/31/97  
DATE

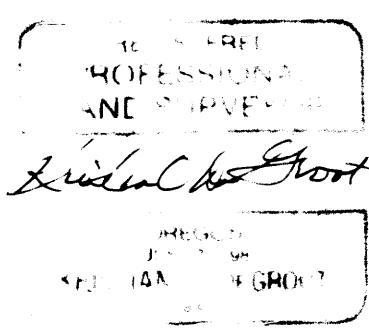
*Ed Mann*  
COUNTY SURVEYOR DEPUTY  
4-1-97  
DATE

FILED THIS 14 DAY OF May 1997 at 8:15 AM  
BY *Boyle Shaver Jr.* County Clerk  
*Caul Engels* Deputy  
COUNTY CLERK



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

971111 AM 8:15  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Boyle Shaver Jr.*  
DEPUTY  
FEE *PP*



EXPIRES: 12-31-97

97-09987

<b>BTS</b> ENGINEERING & SURVEYING, INC. 431 SE. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 200'	DR: RON ROPP 314 CEDAR TREE DR. ROSEBURG, OREGON 97470	JOB #: 96-111
	DATE: JANUARY 1997		FILE NAME: ROPP2.DWG
		SHEET 2 OF 2	