

1997 - 0064

LAND PARTITION

PORTIONS OF SOUTH 1/2 SECTION 30 AND NW 1/4 SECTION 31
TOWNSHIP 25 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN

DOUGLAS COUNTY, OREGON

APRIL 1997

SCALE 1" = 400'

LEGEND

- △ CALCULATED POINT
- FOUND 5/8" IR MARKED "ie ENGINEERING" 1994-0032
- ⊗ FOUND 5/8" IR UNLESS OTHERWISE NOTED
- ⊙ FOUND BRASS CAP AS NOTED

SANITARY SEWER
WATER
ZONING
COMPREHENSIVE PLAN
PLANNING FILE
PROPERTY IS SUBJECT TO THE PERIPHERAL BIG GAME HABITAT OVERLAY AND THE RIPARIAN VEGETATION CORRIDOR OVERLAY

SEPTIC TANK & DRAINFIELD
WATER WELL
(FC) EXCLUSIVE FARM USE - CROPLAND
(FF) FARM FOREST
AGRICULTURAL LAND (IN PART)
FARM FOREST TRANSITIONAL LAND (IN PART)
NO 94-165 CALLAHAN PAC

OWNER

GERTRUDE AMERSON
7982 HUBBARD CREEK ROAD
UMPUQA, OR 97486
PH (741) 459-3483

OWNER AND PARTITIONER

CHARLES C TANDY, MD & ASSOC, PENSION TRUST
CHARLES C TANDY, TRUSTEE
450 ALLISON DRIVE
DALLAS, TX 75208
PH (214) 946-2151

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT GERTRUDE AMERSON, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT HAS CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND DEDICATE THE EASEMENTS TO THE PUBLIC FOREVER.

GERTRUDE AMERSON

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE ___ DAY

OF _____, 1997, BEFORE ME APPEARED GERTRUDE AMERSON, WHO BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE DECLARATION SET FORTH HEREON AS HER FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: _____

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES C TANDY, TRUSTEE FOR CHARLES C TANDY, MD & ASSOC. PENSION TRUST, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON.

Charles C Tandy
CHARLES C TANDY

ACKNOWLEDGEMENT

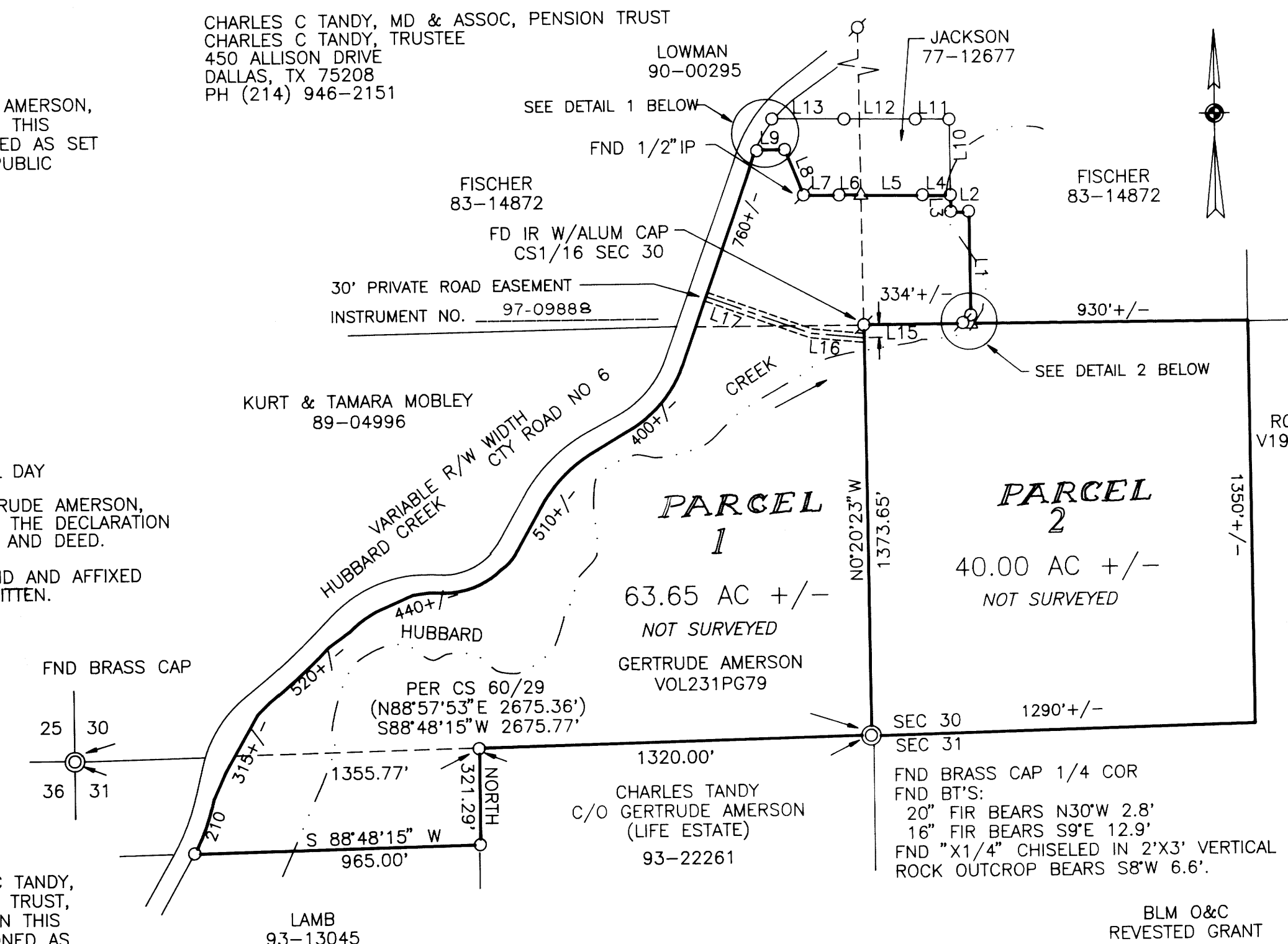
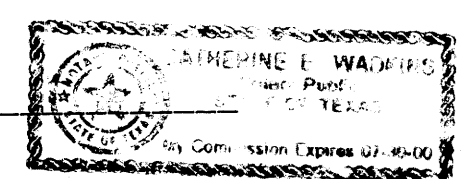
STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 7 DAY

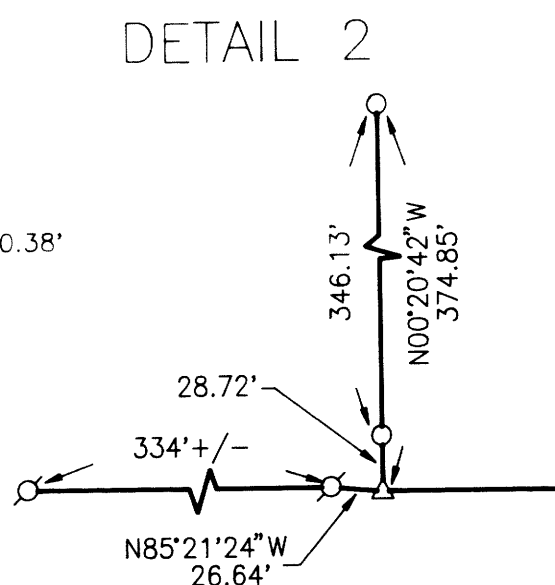
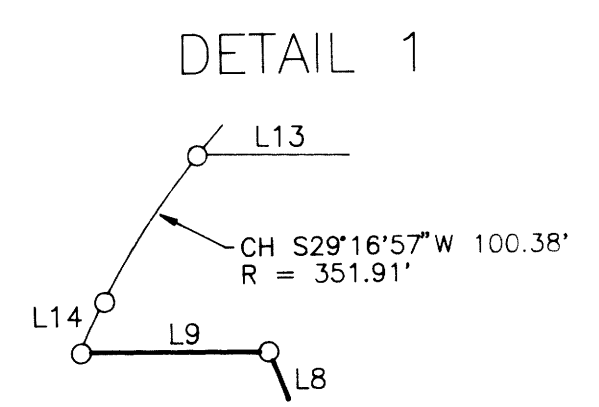
OF MAY, 1997, BEFORE ME APPEARED CHARLES TANDY, FOR CHARLES C. TANDY & ASSOCIATES, WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE DECLARATION SET FORTH HEREON AS HIS FREE AND VOLUNTARY ACT AND DEED.

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

Maurice E Farr
NOTARY PUBLIC OF TEXAS
MY COMMISSION EXPIRES: _____



NUMBER	DIRECTION	DISTANCE
L1	N 00°20'42" W	374.85'
L2	N 89°30'27" W	60.00'
L3	N 00°20'33" W	55.22'
L4	N 89°11'53" W	94.19'
L5	N 89°11'53" W	205.82'
L6	N 89°11'53" W	74.54'
L7	N 89°11'53" W	119.64'
L8	N 22°03'25" W	163.47'
L9	N 89°33'44" W	92.72'
L10	N 00°20'33" W	252.79'
L11	N 89°11'53" W	113.32'
L12	N 89°11'53" W	239.47'
L13	N 89°11'53" W	239.36'
L14	S 21°04'59" W	15.42'
PRIVATE ROAD EASEMENT		
L15	S 00°20'23" E	43.00'
L16	N 84°24'17" W	178.61'
L17	N 70°20'10" W	375.68'



DETAIL 1

DETAIL 2

Maurice E Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470
PH (541) 679-6598

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-97

APPROVALS

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

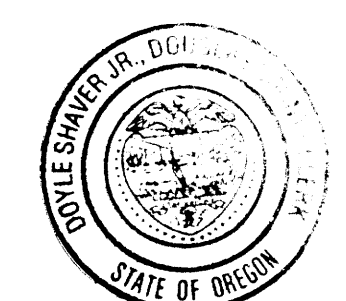
Vickie Santeramo, deputy 6-2-97
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 6/2/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ramon E. Wain 6/3/97
DOUGLAS COUNTY SURVEYOR DATE

FILED 3rd DAY OF June, 1997 at 12:09 pm
DOUGLAS COUNTY CLERK

COUNTY CLERK
STATE OF OREGON
COUNTY OF DOUGLAS
I, _____, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 JUN -3 PM 12:09
DOUGLAS COUNTY CLERK



IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engler*
DEPUTY

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING DULY SWORN, DEPOSE AND SAY THAT NO FIELD SURVEY WAS MADE FOR THE PREPARATION OF THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 1 OF LAND PARTITION 1994-0032 DESCRIBED IN DOUGLAS SURVEYOR'S OFFICE RECORDS, INSTRUMENT 94-09208 FILED IN THE DOUGLAS COUNTY DEED RECORDS.

NARRATIVE

MAP FOR THE PURPOSE OF PARTITIONING PARCEL 1 OF LAND PARTITION 1994-0032. THIS DIVISION IS BEING PROCESSED TO CORRECT A PARTITION VIOLATION WHICH OCCURRED IN JANUARY 1980 UNDER THE STANDARDS IN EFFECT AT THE TIME OF SAID VIOLATION. NO FIELD SURVEY WAS MADE FOR THE PREPARATION OF THIS MAP.

PREPARATION AND DRAFTING OF MAP BY MAURICE E. FARR.

1997 - 0064