

1997 - 0080

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 97-007

LAND PARTITION
LOT 5, MARANATHA SITES SUBDIVISION
LOCATED IN THE SW 1/4 OF
SECTION 2, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CARL DEAN BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST, IS THE OWNER 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, AND HAS CAUSED THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

Carl Dean Barron
CARL DEAN BARRON, TRUSTEE
CARL DEAN BARRON TRUST

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF April, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL DEAN BARRON, 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.

Ethel L. Kame
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:

LOT 5, MARANATHA SITES SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 16, PAGE 6 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 78-19789 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 5 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-007. MONUMENTS FOUND AT THE NE CORNER OF LOT 3, THE NE AND SW CORNERS OF LOT 4, THE NW AND SE CORNERS OF LOT 5 AND THE NE AND SW CORNERS OF LOT 6 CONTROLLED THIS SURVEY. THE NW CORNER OF LOT 5 FALLS IN A FENCE CORNER AND WAS COMPUTED AT PLAT DISTANCE (3.50') WEST OF THE NW CORNER OF THE REFERENCE MONUMENT. THE NE CORNER OF LOT 5 WAS REESTABLISHED AT THE BEARING INTERSECTION OF THE EAST LINE OF LOT 5 AND THE NORTH LINE OF LOT 5. THE SW CORNER OF LOT 5 WAS REESTABLISHED AT THE BEARING INTERSECTION OF THE WEST LINE OF LOTS 5 AND 6 WITH THE NORTH LINE OF LOT 6. LOT 5 WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE MAP.

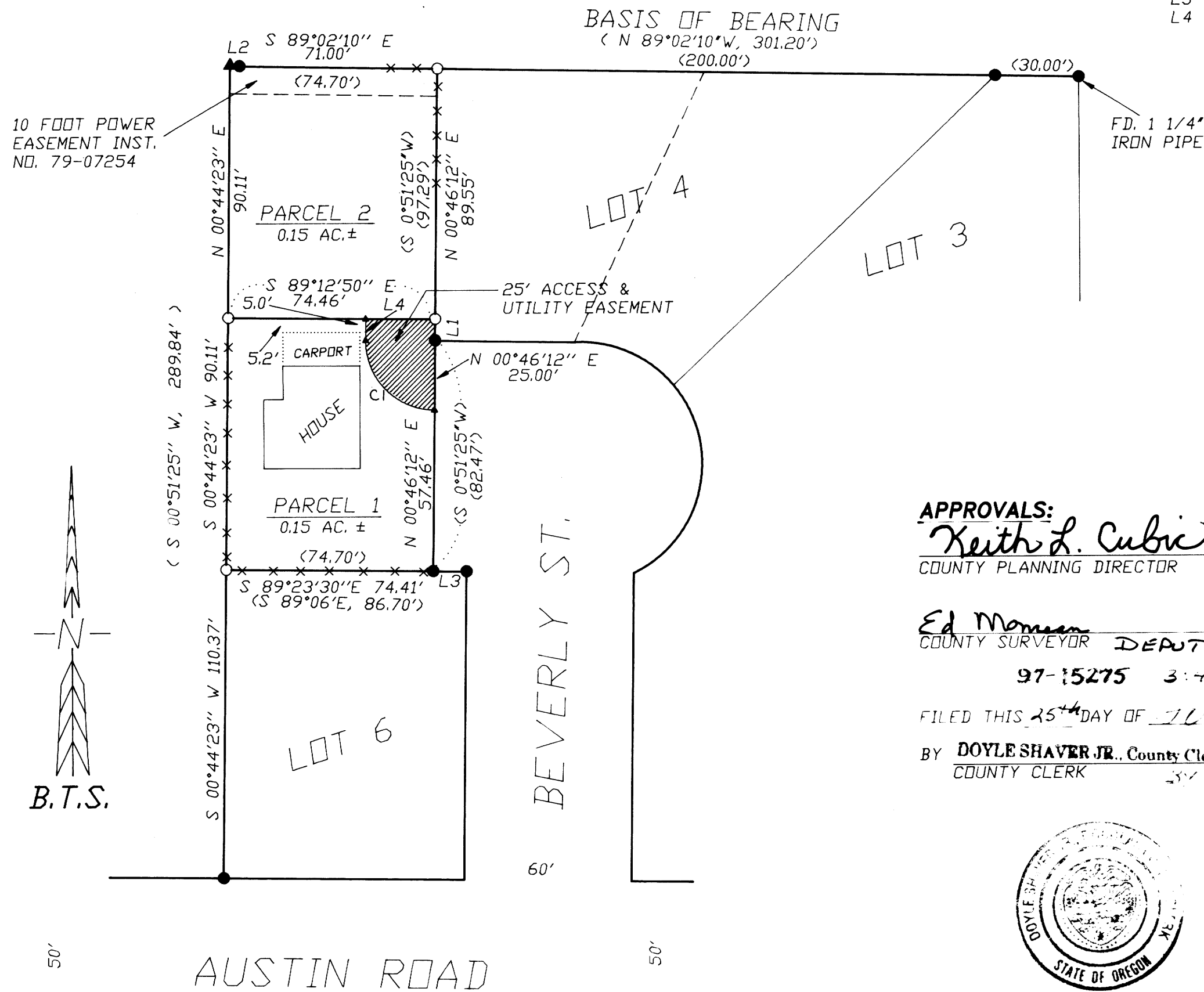
THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS-ENG-SURV"
- = FOUND 5/8" IRON ROD, OR AS NOTED, PER MARANATHA SITES SUBDIVISION, VOL.16, PAGE 6
- ▲ = COMPUTED POINT NOT SET
- < > = RECORD PER MARANATHA SITES SUBDIVISION VOL. 16, PAGE 6

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	88°45'16"	25.97	40.23	25.41	36.32	S 45°11'15" E

LINE	BEARING	DISTANCE
L1	S 00°46'12"W	7.75'
L2	S 89°02'10"E	3.50'
L3	S 89°23'30"E	12.00'
L4	N 00°47'10"E	7.76'



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

APPROVALS:

Keith L. Cubic 7/22/97
COUNTY PLANNING DIRECTOR DATE

Ed Momen 7-23-97
COUNTY SURVEYOR DEPUTY DATE
97-15275 3:48 P.M.

FILED THIS 25th DAY OF JULY 1997,
BY *Doyle Shaver Jr.* County Clerk
COUNTY CLERK



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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Kevin J. Bennett*
DEPUTY
FEE: \$1.00

TAX COLLECTORS CERTIFICATE:

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

Anne E. Schroeder 7/24/97
DOUGLAS COUNTY TAX COLLECTOR DATE

97-15275

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

SCALE: 1" = 40'
DATE: MARCH 1997

SURVEYED FOR:
CARL BARRON
P.O. BOX 940
ROSEBURG, OREGON 97470

JOB #: 97-009
FILE NAME: BARRON1.DWG
SHEET 1 OF 1

1997 - 7661