

1997 - 0086

APPROVALS:

Keith L. Cubic 8/13/97
COUNTY PLANNING DIRECTOR DATE

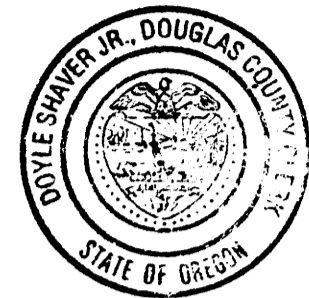
Ed Mann 8-13-97
COUNTY SURVEYOR DEPUTY DATE

97-16618 3:38 P.M.

FILED THIS 13 DAY OF August 1997,

BY DOYLE SHAVER JR. County Clerk
COUNTY CLERK

By Kevin S. Burnett
DEPUTY
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
ON AUG 13 PM 3:38



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
194

EXPIRES: 12-31-97

LAND PARTITION
OF PARCEL NO. 3, 1997-0051
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.
RECORD

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 D.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 30 FOOT ACCESS AND UTILITY EASEMENT, THE 5 FOOT SEWER EASEMENT AND THE 5 FOOT WATERLINE EASEMENT 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 31st DAY OF July 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 THERIN.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jean H. Crawford
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY 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: PARCEL 3 OF LAND PARTITION PLAT 1997-0051 AS RECORDED IN INST. NO. 97-09129 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT PLS NO. 1941
July 31 1997
DATE

NARRATIVE:

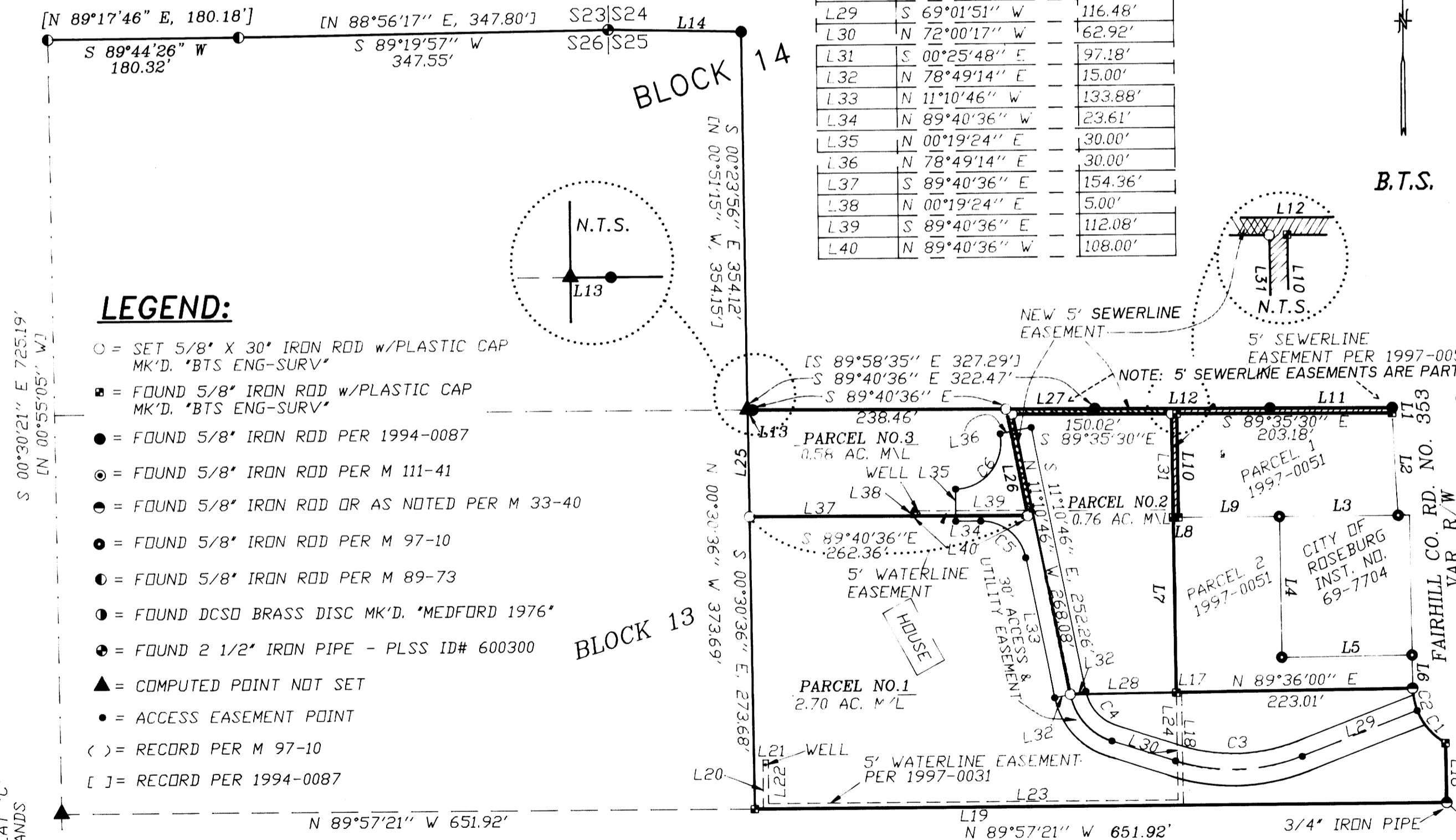
THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO. 3 OF 1997-0051 INTO THREE PARCELS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-142. CORNERS OF PARCEL NO.3 1997-0051 WERE FOUND UNDISTURBED AND NEW MONUMENTS WERE SET AS SHOWN ON THE FACE OF THE MAP.

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.

ZONING & UTILITIES:

ZONED: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: RESIDENTIAL, LOW DENSITY
WATER: WELL -- PARCEL NO. 2 & 3, CITY OF ROSEBURG -- PARCEL NO. 1
SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
PLANNING FILE NO. 97-142

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'	(S 89°36' W)	(112.18')
L3	N 89°55'43" W	112.05'	(S 00°24' E)	(132.00')
L4	S 00°25'48" E	131.90'	(N 89°36' E)	(123.00')
L5	N 89°36'00" E	122.92'	(S 00°24' E)	(31.27')
L6	S 00°35'32" E	31.28'		
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°30'36" E	55.60'		
L25	S 00°30'36" E	100.01'		
L26	S 11°10'46" E	102.05'		
L27	S 89°40'36" E	84.01'		
L28	N 89°34'12" E	100.00'		
L29	S 69°01'51" W	116.48'		
L30	N 72°00'17" W	62.92'		
L31	S 00°25'48" E	97.18'		
L32	N 78°49'14" E	15.00'		
L33	N 11°10'46" W	133.88'		
L34	N 89°40'36" W	23.61'		
L35	N 00°19'24" E	30.00'		
L36	N 78°49'14" E	30.00'		
L37	S 89°40'36" E	154.36'		
L38	N 00°19'24" E	5.00'		
L39	S 89°40'36" E	112.08'		
L40	N 89°40'36" W	108.00'		



LEGEND:

- = SET 5/8" X 30" IRON ROD W/PLASTIC CAP MK'D. 'BTS ENG-SURV'
- = FOUND 5/8" 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
- = ACCESS EASEMENT POINT
- () = RECORD PER M 97-10
- [] = RECORD PER 1994-0087

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	39°24'59"	N 40°33'31" W	21.49	60.00	41.28	40.47
C2	20°20'27"	N 10°40'48" W	10.76	60.00	21.30	21.19
C3	38°57'52"	S 88°30'47" W	163.34	179.05	121.76	119.43
C4	60°49'31"	N 41°35'31" W	34.00	57.92	61.49	58.64
C5	78°29'51"	N 50°25'41" W	35.13	43.00	58.91	54.41
C6	101°30'09"	N 39°34'19" E	52.63	43.00	76.18	66.60

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'

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

SCALE: 1" = 100'
DATE: JULY, 1997

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

97-16618
JOB #: 97-027
FILE NAME: WAGS2.DWG
SHEET 1 OF 1

1997 - 0086