

# A PARTITION PLAT FOR JAMES MAST & MIKE MAST

LOCATED IN THE SE 1/4 OF SECTION 30, T23S, R4W, W.M.  
DOUGLAS COUNTY, OREGON.

**OWNERS OF RECORD:**  
JAMES MAST  
2169 HAYHURST RD.  
YONCALLA, OR. 97499

MIKE MAST  
401 SUNNY RIDGE LN.  
REEDSPORT, OR. 97467

**APPLICANT:**  
ROBERT BELL  
BELL LAND USE CONSULTING  
1012 SE OAK, SUITE 216  
ROSEBURG, OREGON 97470

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 OCT -1 PM 12:35

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engle  
DEPUTY  
FEE PP

**APPROVALS:**

Keith L. Cubie 9/25/97  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

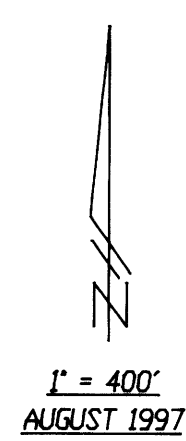
Romey Wan 9-26-97  
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES & SPECIAL ASSESSMENTS  
OR OTHERS CHARGES REQUIRED BY LAW, HAVE BEEN PAID.

Vickey Sanferoni deputy 10-1-97  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF October, 1997 at 12:35 p

DOYLE SHAVER JR. County Clerk by Carol Engle  
DOUGLAS COUNTY CLERK DEPUTY



**NOTE:**

IT IS MY UNDERSTANDING THAT THIS  
PARTITION IS BEING APPROVED BASED  
ON A CALCULATED ACREAGE TAKEN FROM  
THE DOUGLAS COUNTY ASSESSOR MAP.  
SAID ASSESSOR MAP SHOWS 160.00 ACRES.

WATER: PARCEL 1: SPRING; PARCEL 2: WELL  
SEWER: EXISTING SEPTIC  
COMP PLAN: FARM FOREST TRANSITIONAL  
ZONE: FARM FOREST

PLANNING DEPT. FILE - #95-349  
TAX ACCT. - #3474.00  
TAX LOT \* - T23S, R4W, S30, TL 400

**NARRATIVE:**

PURPOSE: TO MAP A PARTITION OF LAND  
( BOTH PARCELS IN EXCESS OF 10 ACRES )  
AS TENTATIVELY APPROVED BY THE DOUGLAS  
COUNTY PLANNING DEPARTMENT.

**NOTE:**

PROPOSED & EXISTING ACCESS EASEMENTS  
ARE NOT SURVEYED & LOCATIONS SHOWN ARE  
APPROXIMATE ONLY.

PREPARED BY: GREG LANG  
7550 WILLIS CREEK RD.  
WINSTON, OR 97496  
(541) 679-5542

DRAFTING BY: BILL WARREN

**DECLARATION:**

WE, JAMES MAST & MIKE MAST, DO HEREBY DECLARE THAT  
WE ARE CAUSING THE LAND DESCRIBED HEREON TO BE  
PARTITIONED AS SHOWN HEREON.

James Mast Aug 29, 97  
SIGNATURE DATE

Mike Mast August 29, 1997  
SIGNATURE DATE

**ACKNOWLEDGEMENT:**

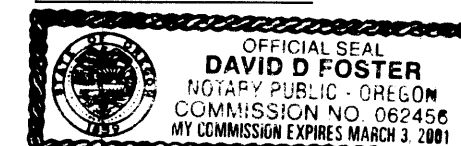
STATE OF OREGON }  
COUNTY OF DOUGLAS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME ON Aug. 29, 1997 BY

David D. Foster

NOTARY PUBLIC - STATE OF OREGON

MY COMMISSION EXPIRES: 3/3/2001



**SURVEYOR'S AFFIDAVIT:**

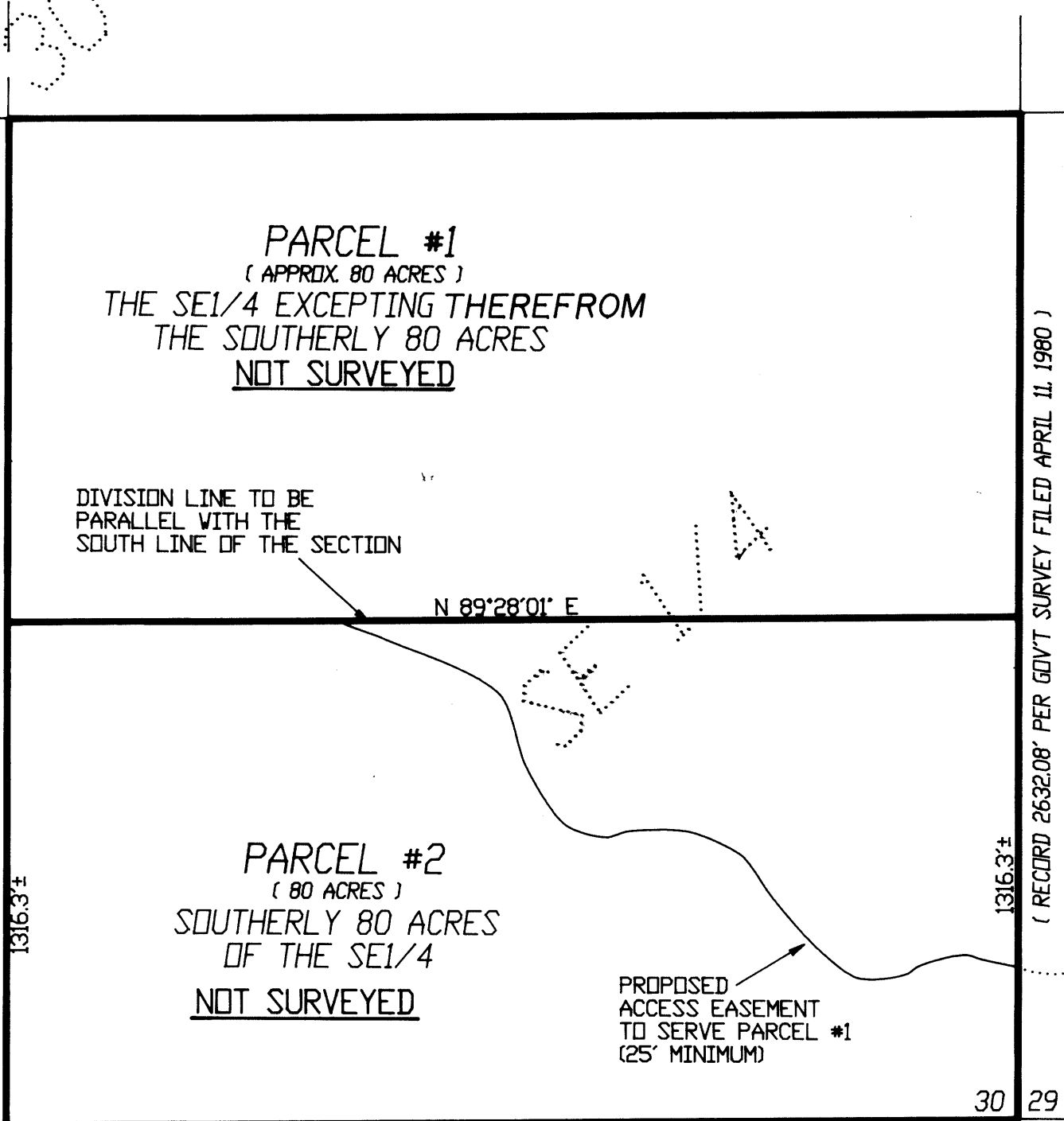
I, GREG LANG, IN COMPLIANCE WITH THE CONDITION SET FORTH BY  
DOUGLAS COUNTY PLANNING, DO HEREBY CERTIFY THAT I HAVE MADE THIS  
PARTITION MAP IN COMPLIANCE WITH THE PRELIMINARY PLAN SUBMITTED,  
AND THAT I HAVE NOT SURVEYED THE FOLLOWING DESCRIBED PROPERTY:  
THE SE 1/4 OF SECTION 30, T23S, R4W, W.M., DOUGLAS COUNTY,  
OREGON.

Gregory D. Lang 8-27-97  
SURVEYOR DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gregory D. Lang  
OREGON  
JULY 18, 1987  
GREGORY D. LANG  
#2285

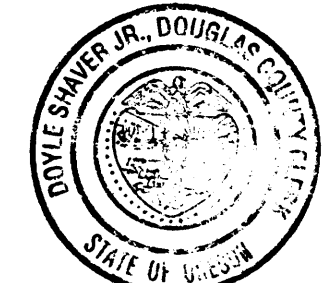
97-20080  
EXPIRES: 12-31-98



RECORD N 89°28'01"E 2647.47' PER M 79-77  
RECORD 2640' PER 1885 GLO

EXISTING EASEMENT  
INSTRUMENT #70-13401 (20' WIDE)  
VARIANCE (SEE PLANNING DEPT. FILE #96-242)

TO CO. RD. #50  
( ELKHEAD RD.)



97-20080

97-20080