

8110 - 7661

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	40°16'37"	S 45°35'59" E	31.36	85.52	60.11	58.88
C2	52°15'43"	S 51°35'32" E	19.52	39.79	36.29	35.05
C3	33°42'28"	S 60°52'09" E	34.71	114.59	67.42	66.45

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-1 ACRE (1R)
COMP. PLAN: RESIDENTIAL (RC1)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLELYD SEWER DISTRICT
PLANNING FILE NO. 95-281

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot

OREGON
JULY 17 1981
KRISTIAN O. DEGROOT
1841

EXPIRES: 12-31-97

"GLIDE 1937"
OCS 27
Y = 604,997.69
X = 1,307,635.43

TAX COLLECTORS CERTIFICATE:

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

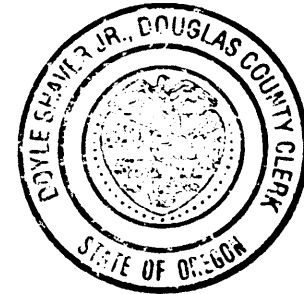
Anne E. Schroeder 12-3-97
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Cubie 11/4/97
COUNTY PLANNING DIRECTOR DATE

Ed Manner 11-4-97
COUNTY SURVEYOR DEPUTY DATE
97-24326 8:25 A.M.

FILED THIS 4th DAY OF DECEMBER 1997
BY *DOYLE SHAVER JR.*, County Clerk
COUNTY CLERK



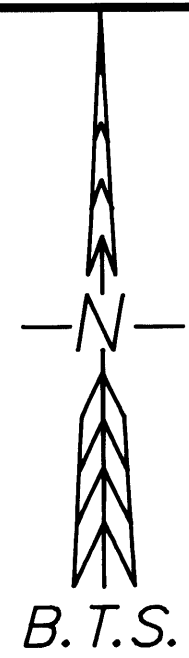
STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

97 DEC -4 AM 8:25

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alan J. Burnett*
DEPUTY
FEE PP



LAND PARTITION
LOCATED IN THE
NW 1/4 OF SECTION 19, T.26S., R.3W., W.M.
NE 1/4 OF SECTION 24, T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE ZIMMERMANN FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.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 ALSO CAUSED THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

Donald R. Zimmermann
DONALD R. ZIMMERMANN
CO-TRUSTEE

Doris E. Zimmermann
DORIS E. ZIMMERMANN
CO-TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF October, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD R. ZIMMERMANN AND DORIS E. ZIMMERMANN 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.

Ethel L. Kame
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 1 OF LAND PARTITION 1990-0052 AS RECORDED IN INST. NO. 91-14929 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 13,18,19 AND 24 OF T.26S., R.3 & 4 W., W.M. BEARS N.0°18'57"E., 839.22 FEET; THENCE N.45°39'47"W. ALONG THE NORTH LINE OF SAID PARCEL 1, 245.94 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE N.4°44'05"E. ALONG THE EASTERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE COUNTY ROAD NO. 4B-3, 38.94 FEET TO A 5/8" IRON ROD; THENCE S.45°39'47"E. ALONG THE CENTERLINE OF VACATED WILD RIVER DRIVE, 241.77 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID PARCEL 1; THENCE S.0°18'57"W. ALONG THE WEST LINE OF SAID PARCEL 1, 41.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES, MORE OR LESS.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF 1990-0052 AND THAT PORTION OF VACATED WILD RIVER DRIVE INURING TO PARCEL 1 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 95-281. CORNERS WERE FOUND PER 1990-0052 AND M 117-25 AND THE PARCEL WAS PARTITIONED AS SHOWN ON THE FACE OF THE MAP AS DIRECTED BY THE CLIENT.

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

NUMBER	DIRECTION	DISTANCE
L1	N 04°44'05" E	38.94'
L2	S 66°01'42" E	10.83'
L3	N 00°18'57" E	41.72'
L4	N 43°18'55" E	60.69'
L5	S 48°58'59" W	59.76'
L6	S 48°58'59" W	51.60'
L7	N 00°18'57" E	41.37'
L8	N 77°43'23" W	45.29'
L9	N 25°27'40" W	90.72'
L10	N 65°44'17" W	29.32'
L11	N 04°44'05" E	28.83'
L12	S 04°44'05" W	88.21'
L13	S 54°33'40" E	85.63'
L14	N 45°38'49" W	77.82'

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 117-25
- ⊙ = FOUND 5/8" IRON ROD PER 1990-0052
- ⦿ = FOUND 5/8" IRON ROD PER M 35-8
- ⦿ = FOUND 5/8" IRON ROD PER 1977 PLANS, CO. RD. 4
- ⦿ = FOUND 2" BRASS DISK IN CONCRETE, AS NOTED.
- = FOUND DCSO BCIP PLSS ID # 100400, T26, R3W
- ▲ = COMPUTED POINT NOT SET
- = COMPUTED ROAD EASEMENT POINT
- ☒ = EXISTING SEPTIC TANK

97-24326

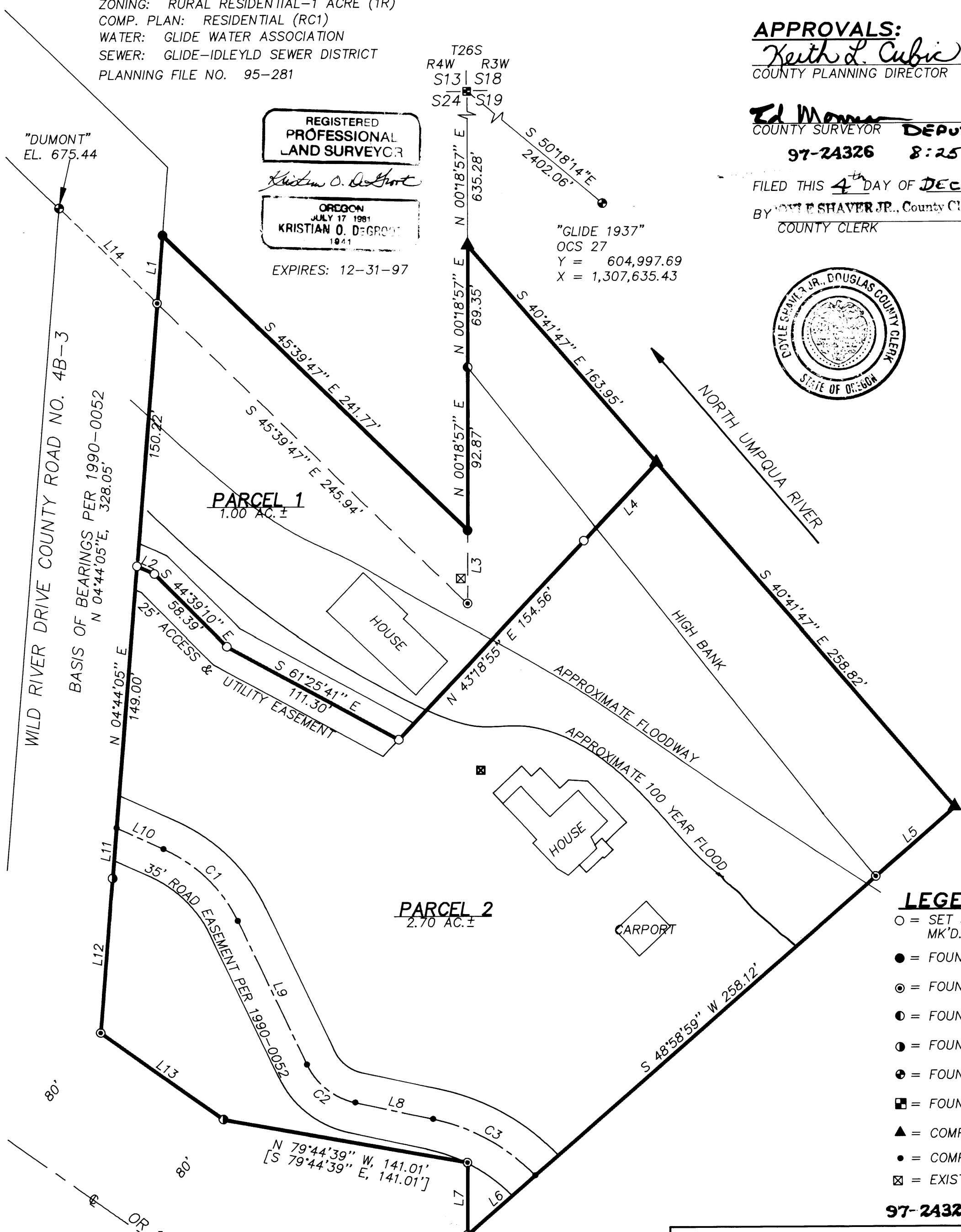
BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 50'
DATE: AUGUST, 1997

FOR: DONALD & DORIS ZIMMERMANN
3608 WILD RIVER DRIVE
ROSEBURG, OR 97470

97-24326
JOB #: 97-098
FILE: ZIMMERMN.DWG
SHEET 1 OF 1

8110 - 7661



97-24326