

1997-0136 A

FILED THIS THE 29th DAY OF December, 1997 @ 11:48 A.M.

DOYLE SHAVER JR., County Clerk  
COUNTY CLERK

by Nancy R. Dauernport, Deputy

LEGAL OWNER OF UNIT #1:  
GERRY JAWORSKI  
540 GARDEN GROVE DRIVE  
ROSEBURG, OREGON 97470

LAND PARTITION

DOUGLAS COUNTY PLANNING  
DEPARTMENT FILE NUMBER 95-243.

With

ADJUSTMENT OF COMMON  
BOUNDARY LINE

DOUGLAS COUNTY PLANNING  
DEPARTMENT FILE NUMBER 97-194.

Located in the:  
S. E. 1/4 of SECTION 20  
TOWNSHIP 26 SOUTH, RANGE 6 WEST  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:  
JACK and JANET BEAGLE  
570 GARDEN GROVE DRIVE  
ROSEBURG, OREGON 97470

TOTAL NUMBER OF PARCELS: THREE (3)  
WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION  
SEWER DISPOSAL: SEPTIC  
ZONING: R-R 2 ACRE  
COMPREHENSIVE PLAN DESIGNATION:  
COMMITTED RESIDENTIAL - 2 ACRE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1989  
RAYMOND F. BROWN  
2391

EXP. 12/31/97

MAP PREPARED BY:  
RAYMOND F. BROWN - P.L.S. # 2391  
P. O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: (541) 839 - 6185

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED ON PAGE TWO.

Raymond F. Brown  
RAYMOND F. BROWN - P.L.S. # 2391

11/15/97  
DATE

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THREE (3) 2 PLUS ACRE PARCELS FROM LOTS 2 AND 3, BLOCK 2, GARDEN VALLEY WEST, SECOND ADDITION. UPON THE COURSE OF THE SURVEY, IT WAS DISCOVERED THAT A BOUNDARY LINE ADJUSTMENT NEEDED TO BE PERFORMED WITH THE OWNER OF LOT 4 OF SAID BLOCK 2, TO COME UP WITH THE ABOVE MENTIONED 2 PLUS ACRE PARCELS. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. SAID EXISTING MONUMENTS CONTROLLED THE SURVEY. THE SAID SET MONUMENT ON THE NORTHERLY RIGHT OF WAY OF GARDEN GROVE DRIVE WAS RE-ESTABLISHED BY HOLDING RECORD DEFLECTION AND DISTANCE FROM THE EXISTING RIGHT OF WAY LINE THAT BEARS NORTH 63° 47' 37" EAST 50.97 FEET. THE NORTH BOUNDARY OF SAID LOTS 2 AND 3, BLOCK 2, AS DEFINED BY VOLUME 14, PAGE 42, WAS USED AS "BASIS OF BEARING".

DECLARATION:

WE, JACK AND JANET BEAGLE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

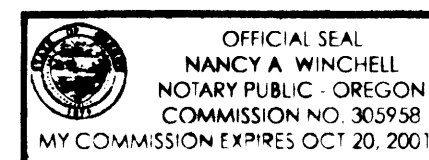
Jack Beagle  
JACK BEAGLE 11-21-97  
DATE

Janet A. Beagle  
JANET BEAGLE 11-21-97  
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED JACK AND JANET BEAGLE AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

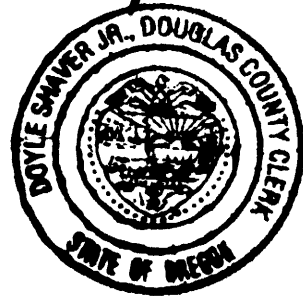
Nancy A. Winchell  
NOTARY PUBLIC



MY COMMISSION EXPIRES 10/20/01

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 29 AM 11:48



DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Dauernport  
DEPUTY

FEE AP

97-25797

LINE INDEX:

- (A) S 0° 56' 58" W 69.81'  
( S 0° 51' 05" W 69.75' ) - 1
- (B) EAST 33.53'
- (C) R = 155.00' (HELD), L = 154.16', T = 84.13',  
L.C. BEARS N 30° 22' 23" E 147.89'  
( N 30° 24' 38" E 148.23' ) - 1
- (D) N 63° 49' 33" E 19.64'  
( N 63° 37' 25" E 19.64' ) - 1
- (E) N 63° 47' 37" E 50.97'  
( N 63° 37' 25" E 50.85' ) - 1
- (F) S 66° 13' 50" E 20.36' (DEFC. AND DIST. HELD)  
( S 66° 24' 34" E 20.36' ) - 1
- (G) S 84° 04' 14" W 172.32'  
( S 84° 11' 00" W 173.32' ) - 1
- (H) ( R = 130.00', L = 50.00' ) - 1  
( L.C. BEARS S 7° 23' 27" E 49.78' ) - 1
- (I) ( S 6° 26' 22" E 28.26' ) - 1
- (J) ( R = 135.00', L = 34.66' ) - 1  
( L.C. BEARS S 23° 59' 19" E 34.57' ) - 1

LEGEND:

- FD. 5/8" IRON ROD PER VOL. 14, PG. 42,  
UNLESS OTHERWISE NOTED.
- ⊕ FD. 5/8" IRON ROD PER M III-22.
- SET 5/8" X 30" IRON ROD WITH PLASTIC  
CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) - 1 RECORD AS PER VOL. 14, PAGE 42.
- ( ) - 2 RECORD AS PER M III-22.

COORDINATE TIE:

THERE ARE NO COORDINATE TIES WITHIN LIMITS.

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# LAND PARTITION

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DEPARTMENT FILE NUMBER 95-243.

With

## ADJUSTMENT OF COMMON BOUNDARY LINE

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DEPARTMENT FILE NUMBER 97-194.

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SEWER DISPOSAL: SEPTIC  
ZONING: R-R 2 ACRE  
COMPREHENSIVE PLAN DESIGNATION:  
COMMITTED RESIDENTIAL - 2 ACRE

MAP PREPARED BY:  
RAYMOND F. BROWN - P.L.S. #2391  
P. O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: (541) 839-6185

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Raymond F. Brown*  
RAYMOND F. BROWN  
2391

EXP 12/31/97

### LEGAL DESCRIPTION:

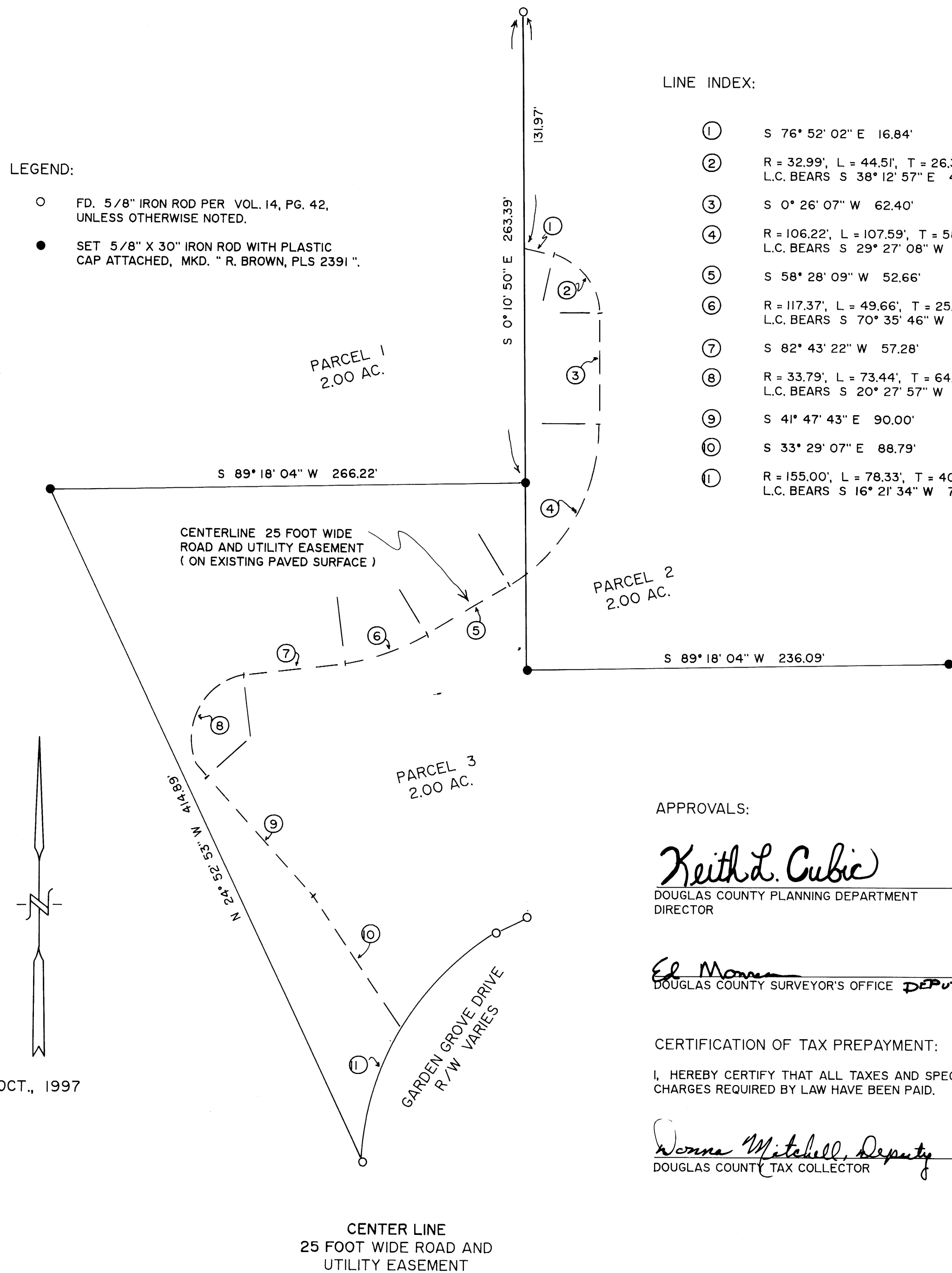
BEGINNING AT A 3/4 INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 3, BLOCK 2, GARDEN VALLEY WEST, SECOND ADDITION ( RECORDED IN VOLUME 14, PAGE 42, DOUGLAS COUNTY SURVEYOR'S OFFICE ); THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 3, NORTH 89° 16' 47" EAST 386.81 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE NORTH BOUNDARY OF LOT 2 OF SAID BLOCK 2, NORTH 89° 18' 04" EAST 236.82 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 0° 04' 01" EAST 477.55 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF GARDEN GROVE DRIVE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 84° 04' 14" WEST 172.32 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 66° 13' 50" WEST 20.36 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 63° 47' 37" WEST 50.97 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 63° 49' 33" WEST 19.64 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 30° 22' 23" WEST 147.89 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE WESTERLY BOUNDARY OF SAID LOT 3, NORTH 24° 52' 53" WEST 626.50 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY BOUNDARY OF SAID LOT 3 AND RUNNING DUE WEST 33.53 FEET TO A 1-1/4 INCH AXLE LOCATED ON THE WESTERLY BOUNDARY OF LOT 4 OF SAID BLOCK 2; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID LOT 4, NORTH 0° 56' 58" EAST 69.81 FEET TO THE POINT OF BEGINNING.

### LINE INDEX:

- ① S 76° 52' 02" E 16.84'
- ② R = 32.99', L = 44.51', T = 26.38', L.C. BEARS S 38° 12' 57" E 41.21'
- ③ S 0° 26' 07" W 62.40'
- ④ R = 106.22', L = 107.59', T = 58.92', L.C. BEARS S 29° 27' 08" W 103.05'
- ⑤ S 58° 28' 09" W 52.66'
- ⑥ R = 117.37', L = 49.66', T = 25.21', L.C. BEARS S 70° 35' 46" W 49.29'
- ⑦ S 82° 43' 22" W 57.28'
- ⑧ R = 33.79', L = 73.44', T = 64.25', L.C. BEARS S 20° 27' 57" W 59.82'
- ⑨ S 41° 47' 43" E 90.00'
- ⑩ S 33° 29' 07" E 88.79'
- ⑪ R = 155.00', L = 78.33', T = 40.02', L.C. BEARS S 16° 21' 34" W 77.50'

### LEGEND:

- FD. 5/8" IRON ROD PER VOL. 14, PG. 42, UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "



### APPROVALS:

*Keith L. Cubic*  
DOUGLAS COUNTY PLANNING DEPARTMENT  
DIRECTOR

12/9/97  
DATE

*Ed Monner*  
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY

12-9-97  
DATE

### CERTIFICATION OF TAX PREPAYMENT:

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

*Donna Mitchell, Deputy*  
DOUGLAS COUNTY TAX COLLECTOR

12/29/97  
DATE

CENTER LINE  
25 FOOT WIDE ROAD AND  
UTILITY EASEMENT

SCALE: 1" = 50'

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