

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

RAYMOND F. BROWN
JULY 26, 1989
OREGON
23-1

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.

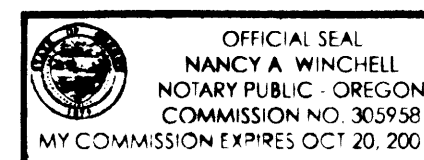
Jack Beagle
JACK BEAGLE 11-21-97
DATE

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.

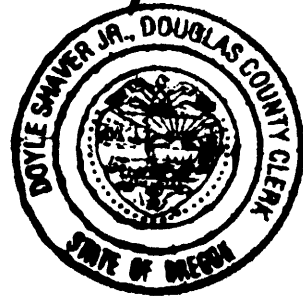
Nancy A. Winchell
NOTARY PUBLIC



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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