

6000-8661

LAND PARTITION

LOCATED IN THE
NE 1/4 OF SE 1/4 SECTION 18, T26S, R3W, W.M.
DOUGLAS COUNTY, OREGON

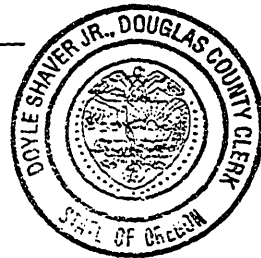
APPROVALS:
Keith L. Cubie 1/26/98
COUNTY PLANNING DIRECTOR DATE

Ed. M... .. 1-26-98
COUNTY SURVEYOR DEPUTY DATE

98-01621 8:45 A.M.
FILED THIS 28th DAY OF JANUARY 1998

BY DOYLE SHAVER JR. County Clerk
COUNTY CLERK

By Glenn S. Burnett



TAX COLLECTORS CERTIFICATE:

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

Vicky A. Winder deputy 1-27-98
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BEN SERAFIN 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, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAS CAUSED A 56 FOOT ACCESS EASEMENT THE 10 FOOT UTILITY EASEMENTS TO BE CREATED.

Ben Serafin
BEN SERAFIN

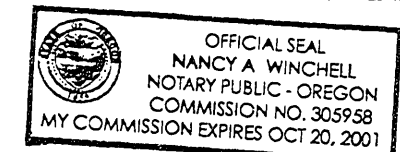
ACKNOWLEDGMENT:

STATE OF OREGON > SS
COUNTY OF DOUGLAS >

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF JANUARY, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN SERAFIN TO ME KNOWING TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF LAND PARTITION 1995-0075 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-191. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER LAND PARTITION 1995-0075. PARCELS 1 AND 2 WERE CREATED AS DIRECTED BY THE OWNER AS SHOWN ON THE FACE OF THE PLAT. THE SLOPE AND UTILITY EASEMENT ALONG GLIDE LOOP DRIVE WAS COMPUTED FROM DATA SUPPLIED BY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT.

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

SURVEYOR'S CERTIFICATE:

I, KRISTIAN D. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1 OF LAND PARTITION PLAT 1995-0075 AS RECORDED IN INST. NO. 95-14360 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian D. Degroot
KRISTIAN D. DEGROOT P.L.S. NO. 1941

ZONING & UTILITIES:

ZONE: RURAL RESIDENTIAL, 1 ACRE (1R)
COMP. PLAN: RESIDENTIAL COMMITTED ONE ACRE (RC1)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLELYD SEWER DISTRICT
PLANNING FILE NO. 97-191

		98-01621				
NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	05°57'35"	1497.89	155.81	77.97	N 69°28'20" E	155.74
C2	01°53'56"	1318.14	43.68	21.84	N 73°24'06" E	43.68
C3	09°59'38"	1318.14	229.92	115.25	N 79°20'53" E	229.63
C4	07°45'52"	2511.72	340.37	170.45	N 70°16'26" E	340.11
C5	10°57'31"	1111.02	212.50	106.57	N 79°38'07" E	212.18

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

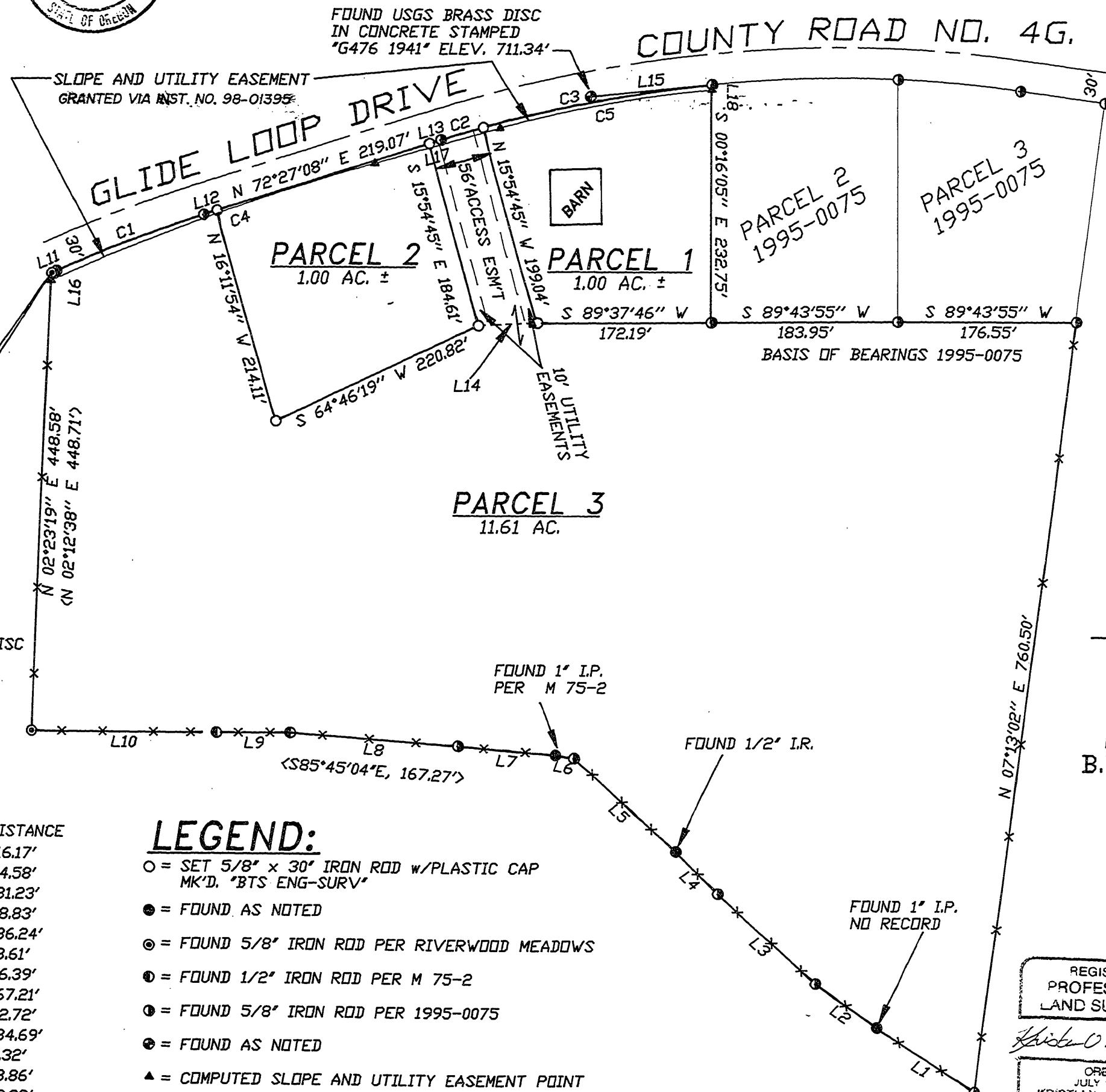
98 JAN 28 AM 8:45

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Glenn S. Burnett
DEPUTY

FEE PP



LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER RIVERWOOD MEADOWS
- ⊙ = FOUND 1/2" IRON ROD PER M 75-2
- ⊙ = FOUND 5/8" IRON ROD PER 1995-0075
- ⊙ = FOUND AS NOTED
- ▲ = COMPUTED SLOPE AND UTILITY EASEMENT POINT
- < > = RECORD PER RIVERWOOD MEADOWS
- < > = RECORD PER M 75-2

NUMBER	BEARING	DISTANCE
L1	N 57°08'18" W	116.17'
L2	N 54°31'51" W	74.58'
L3	N 47°37'12" W	131.23'
L4	N 44°56'01" W	58.83'
L5	N 48°08'13" W	136.24'
L6	N 80°33'27" W	18.61'
L7	N 85°03'06" W	96.39'
L8	N 85°51'40" W	167.21'
L9	S 89°49'20" W	72.72'
L10	N 89°37'53" W	184.69'
L11	N 66°29'31" E	5.32'
L12	N 72°27'08" E	13.86'
L13	N 72°27'08" E	12.33'
L14	N 87°41'38" E	57.62'
L15	S 84°23'28" W	121.15'
L16	S 02°23'19" W	7.63'
L17	N 74°09'22" E	128.45'
L18	N 00°16'05" W	5.18'

98-01621

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian D. Degroot
OREGON JULY 17, 1981
KRISTIAN D. DEGROOT 1941
EXPIRES: 12-31-97

SCALE: 1" = 100'
DATE: AUGUST, 1997
SURVEYED FOR: BEN SERAFIN
1890 FALL CREEK RD.
GLIDE, OREGON 97443

JOB # 97-059
FILE NAME: SERAFIN97
SHEET 1 OF 1

1998-0009

98-01621