

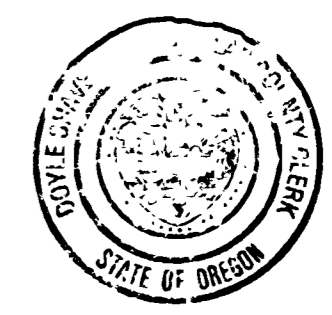
1998-0056

# LAND PARTITION IN LOT 5, PLAT "B" DEER CREEK ORCHARD TRACTS SE 1/4 OF SEC.16, & SW 1/4 OF SEC.15, T27S,R5W, W.M.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT H. KRUEGER IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF D.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

*Robert H. Krueger*  
ROBERT H. KRUEGER



**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15<sup>th</sup> DAY OF MAY, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT H. KRUEGER, TO ME KNOWN 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.

*Bekki Brownfield*  
NOTARY PUBLIC, STATE OF OREGON  
*Keith S. Cubic*  
DOUGLAS COUNTY PLANNING DIRECTOR



DATE: 6/12/98  
DATE: 6-15-98 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

*Ed Manna*  
DOUGLAS COUNTY SURVEYOR DEPUTY

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

*Vicki J. Sorenson*  
DOUGLAS COUNTY TAX COLLECTOR

DATE: 6-15-98  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
DATE: 98 JUN 15 PM 3:57  
DOUGLAS COUNTY CLERK  
BY: *Doyle Shaver Jr.*  
DOUGLAS COUNTY CLERK  
FEE: PP

FILED THIS 15<sup>th</sup> DAY OF JUNE, 1998 3:57 O'CLOCK PM  
BY: *Doyle Shaver Jr.*  
DOUGLAS COUNTY CLERK

**SURVEYOR'S CERTIFICATE:**

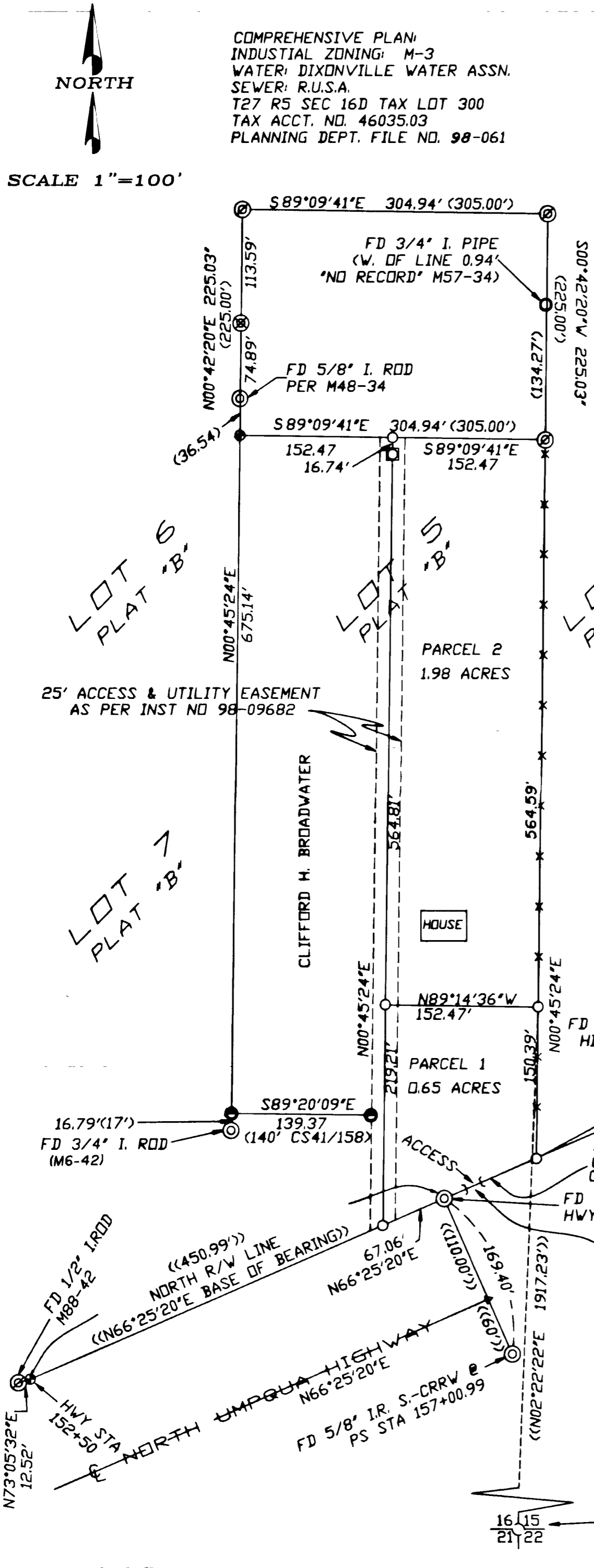
I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON.

**DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 5, PLAT "B", DEER CREEK ORCHARD TRACTS, AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE DOUGLAS COUNTY CLERK'S OFFICE, DOUGLAS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1  
BEGINNING AT A 5/8" IRON ROD WHICH LIES ON THE BOUNDARY LINE COMMON TO LOTS 4 AND 5, PLAT "B", DEER CREEK ORCHARD TRACTS, AND WHICH BEARS N02°22'22"E, 1917.23 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 16,15,21 AND 22, TOWNSHIP 27 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN; THENCE FROM SAID POINT OF BEGINNING N89°14'36"W, 152.47 FEET TO A 5/8" IRON ROD; THENCE S00°45'24"W, 219.21 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED NORTH UMPQUA HIGHWAY AS DESCRIBED IN VOL. 33 PAGE 411-413 OF DOCKET 1000 COUNTY COURT JOURNAL AND SHOWN ON THE DOUGLAS COUNTY ROAD MAP OF THE NORTH UMPQUA HWY. RD #4, SHEET 6 OF 14; THENCE N66°25'20"E, 67.06 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A 5/8" IRON ROD AND PS OFFSET STATION 157+00.99 OF A 4°24'36" HIGHWAY SPIRAL CURVE TO THE RIGHT; THENCE ALONG SAID SPIRAL CURVE ALONG THE RIGHT OF WAY (THE CHORD OF WHICH BEARS N66°29'17"E, 100.23 FEET) TO A 5/8" IRON ROD ON THE EAST BOUNDARY LINE OF PARCEL #1; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY N00°45'24"E, 150.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES.

PARCEL #2  
BEGINNING AT A 5/8" IRON ROD WHICH LIES ON THE BOUNDARY LINE COMMON TO LOTS 4 AND 5, PLAT "B", DEER CREEK ORCHARD TRACTS, AND WHICH BEARS N02°22'22"E, 1917.23 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 16,15,21 AND 22, TOWNSHIP 27 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE FROM SAID POINT OF BEGINNING N89°14'36"W, 152.47 FEET ALONG THE SOUTH LINE OF PARCEL #2 TO A 5/8" IRON ROD ON THE WEST BOUNDARY LINE; THENCE N00°45'24"E, 564.81 FEET ALONG THE WEST BOUNDARY LINE TO A 5/8" IRON ROD AND THE NORTH WEST CORNER OF PARCEL #2 WHICH LIES ON THE ADJOINING PROPERTY LINE TO THE NORTH, AS DESCRIBED IN INSTRUMENT NO M57-34; THENCE S89°09'41"E, 152.47 FEET ALONG SAID NORTHERLY LINE TO A 1/2" IRON ROD ON THE LINE ADJOINING LOTS 4 AND 5, PLAT "B"; THENCE S00°45'24"W, 564.59 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 1.98 ACRES.



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF LOT 5, DEER CREEK ORCHARD TRACTS, INTO TWO PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-061

THERE WERE THREE INSTRUMENTS OF RECORD USED TO CONTROL THIS SURVEY AND SUBSEQUENT LAND PARTITION. INSTRUMENTS M57-34, CS41/158, AND THE 1969 MAP 6 OF 14 OF THE COUNTY ROAD DEPARTMENT NORTH UMPQUA HIGHWAY, ROAD #4. MONUMENTS WERE ALSO FOUND TO SUPPORT THIS SURVEY ON INSTRUMENTS M48-34, M49-43, M88,42, M90-19, AND 1994-005-4.

A MONUMENT NEEDED TO ESTABLISH THE NORTH PROPERTY BOUNDARY AS SHOWN ON SURVEY INSTRUMENT M57-34 AS A POINT ON THE WEST LINE OF LOT 5, PLAT "B", AND THE SOUTH WEST CORNER OF PARCEL #2, SURVEY M57-34, AND ALSO THE NORTHWEST PROPERTY CORNER OF THE CLIFFORD H. BROADWATER, WAS OBLITERATED BY A FENCE POST SET IN CONCRETE IN THAT POSITION. BY FIELD LOCATION OF THE 3 REMAINING MONUMENTS FOUND IDENTIFYING PARCEL #2, OF SURVEY M57-34, AND BY PROPORTIONING MEASURED DISTANCES OF PARALLEL LINES TO THE RECORD, THE OBLITERATED MONUMENT POSITION WAS CALCULATED. FROM THAT POSITION A LINE EASTERLY TO A FOUND 1/2" IRON ROD ON THE EAST LINE OF LOT 5, PLAT "B", DEFINES THE NORTH BOUNDARY OF THE ADJACENT LANDOWNER TO THE WEST AND THE NORTH BOUNDARY OF THE SUBJECT PROPERTY. A 5/8" IRON ROD W/PC MARKED LS 2798 WAS SET AT THE MID POINT OF SAID NORTH BOUNDARY LINE TO MONUMENT THE PROPERTY CORNER COMMON TO CLIFFORD H. BROADWATER AND THE NORTH WEST CORNER OF SUBJECT PROPERTY AS PER DEEDS ON INSTRUMENT NUMBERS 97-13502 AND 97238.

A 3/4" IRON PIPE, THE SOUTHWEST PROPERTY CORNER CLIFFORD H. BROADWATER, WAS FOUND AS PER CS 41/158 ON THE WEST LINE OF LOT 5, PLAT "B". A LINE FROM SAID 3/4" IRON PIPE TO THE CALCULATED NORTHWEST CORNER POSITION ESTABLISHED THAT PORTION OF THE WEST LINE OF LOT 5, PLAT "B" THAT IS PARALLEL TO THE EAST BOUNDARY OF SUBJECT PROPERTY WHICH IS THE EAST BOUNDARY LINE OF LOT 5, PLAT "B". THE WEST LINE OF THE SUBJECT PROPERTY AND COMMON TO THE CLIFFORD H. BROADWATER EAST PROPERTY LINE IS ALSO PARALLEL TO SAID LINE. THE PARALLEL LINES OF SUBJECT PROPERTY RUN FROM MONUMENTS ON THE NORTH PROPERTY BOUNDARY TO THE MONUMENTS SET ON THE NORTHERLY COUNTY ROAD RIGHT OF WAY. THAT PORTION OF LOT 5, PLAT "B" WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY OLEN EDWARDS, GAYLE BEEDLE, AND DAVID BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING WERE BY DAVID BEEDLE.

**LEGEND**

- SET 5/8"X30" IRON ROD W/PC - LS #2798
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD PER (M57-34)
- ⊙ FOUND 5/8" IRON ROD OR AS NOTED
- FOUND 3/4" IRON PIPE (CS 41/158)
- ⊠ FOUND 1" IRON BAR (M57-34 AS "NO RECORD")
- CALCULATED POINT (OBLITERATED BY FENCEPOST)
- x OLD FENCE LINE SINCE LATE 1940'S BY TESTIMONY OF CLIFFORD BROADWATER
- ( ) RECORDED DATA PER M57-34 OR AS NOTED
- (( )) BASED ON HWY MAP 6, RD. 4 & RECORDED FIELD DATA

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David J. Beedle* 98-13852

OREGON  
JAN. 21, 1997  
DAVID J. BEEDLE  
#2798  
EXPIRES 12-31-99

DAVID J. BEEDLE  
PROFESSIONAL  
LAND SURVEYING  
TEL 541-874-3258  
163 TRAYLOR ROAD  
RIDDLE, OREGON 97469

SCALE: 1"=100'  
DATE: APRIL 28, 1998

SURVEYED FOR: 98-13852  
ROBERT H. KRUEGER  
204 QUARRY ROAD  
ROSEBURG, OR 97470

1998-0056

98-13852