

1900-8661

A PARTITION PLAT FOR DONALD FROST IN THE SE 1/4 & SW 1/4 OF SECTION 3,  
T 28 S, R 6 W, W. M., DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE#: 98-086  
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT  
SEWAGE DISPOSAL: GREEN SANITARY DISTRICT  
TAX ACCT #'S: 65286.01 & 65286.04  
TAX LOT # 28-6-3D TL 800  
ZONE: RS, RR  
DCCP DESIGNATION: RLD

CLIENT: TERRY FROST  
766 HAPPY VALLEY RD  
ROSEBURG, OR 97470

SURVEYOR: GREG LANG  
7550 WILLIS CREEK RD  
WINSTON, OR 97496  
561.679.5562



NOTE: AREA OF QUESTIONABLE TITLE--  
RECOMMEND COMPLETE CHAIN OF TITLE  
SEARCH FOR ALL PROPERTIES INVOLVED  
& ALSO RECOMMEND RESOLUTION.

NOTE: THIS SURVEY IS BASED UPON A BEARING ACCEPTED AS  
TRUE PER THE DOUGLAS COUNTY RECORDS & THE  
OREGON STATE PLANE COORDINATE SYSTEM (A THETA  
ANGLE OF -1°58'46" WAS APPLIED TO THE LINE FROM  
"GARRETT" TO "JACKIE")

GARRETT: Y(N) 552,649.46  
X(E) 1,228,648.49

JACKIE: Y(N) 550,309.13  
X(E) 1,229,307.85

SURVEYOR'S AFFIDAVIT

I, GREG LANG, DO HEREBY CERTIFY THAT I HAVE SURVEYED &  
MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED  
PROPERTY:

LEGAL DESCRIPTION  
THE PROPERTY DESCRIBED IN INSTRUMENT #'S  
74-2260 & 74-2261, DEED RECORDS, DOUGLAS COUNTY,  
OREGON

SUBJECT TO: EASEMENTS GRANTED TO H.L. HEPNER & WIFE, BY  
DEED, RECORDER'S #148917, DEED RECORDS.  
EASEMENT GRANTED TO GREEN SANITARY DISTRICT,  
RECORDER'S #310240, DEED RECORDS.

SEE EXCEPTION TO THIS AFFIDAVIT HEREON

*Gregory D. Lang* 6/12/98  
SURVEYOR DATE

NOTE PARCELS 1 & 2 OF THIS PARTITION ARE IN THE 100 YEAR  
FLOOD PLAIN.

DECLARATION

I, DONALD FROST, DO HEREBY DECLARE THAT I AM THE OWNER OF  
THE LANDS DESCRIBED HEREON & THAT I AM CAUSING THE SAME  
LANDS TO BE PARTITIONED AS SHOWN & POWER EASEMENT TO BE  
CREATED AS SHOWN

*Donald F. Frost* 6-15-98  
DONALD FROST DATE



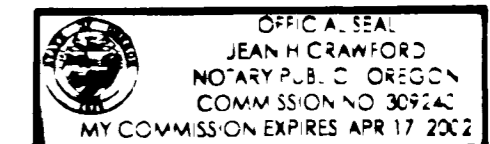
ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON June 15, 19 98  
BY DONALD FROST,

*Joan K. Crawford*  
MY COMMISSION EXPIRES: 4-17-2002



- LEGEND:
- FD 5/8" I.R. UNLESS OTHERWISE NOTED
  - MONUMENT POSITION CALC. FROM D.C. PUBLIC WORKS DEPT. CO-ORDINATES
  - SET 5/8" X 30" I.R./PLASTIC CAP MKD "LANG SURVEYING"
  - △ CALCULATED POINT

BENCHMARK - "WHOOPER"  
FD. BRASS CAP NEAR THE NE  
CORNER OF THE BRIDGE OVER  
THE S. UMPQUA RIVER ON  
HAPPY VALLEY RD.-ELEV 493.272.  
B. CAP BEARS S 13°57'13" E 51.12'  
FROM THIS SET ROD.

NOTE:  
THE OREGON STATE DEPT OF LANDS MAY HAVE  
CLAIM IN & TO THAT PORTION OF THE PARTITIONED  
PROPERTY SHOWN BELOW THE MEAN HIGH WATER,  
BUT IT SEEMS TO BE A QUESTION OF NAVIGABILITY  
IT IS NOT THE DUTY OF A SURVEYOR TO DETERMINE  
NAVIGABILITY OR NON-NAVIGABILITY  
IT IS NOT THE INTENTION OF THIS SURVEY TO MAKE  
ANY REPRESENTATION OF OWNERSHIP IN THAT  
PORTION OF PROPERTY, SHOWN AS A PART OF THIS  
PARTITION, WHICH LIES WESTERLY OF MEAN HIGH  
WATER

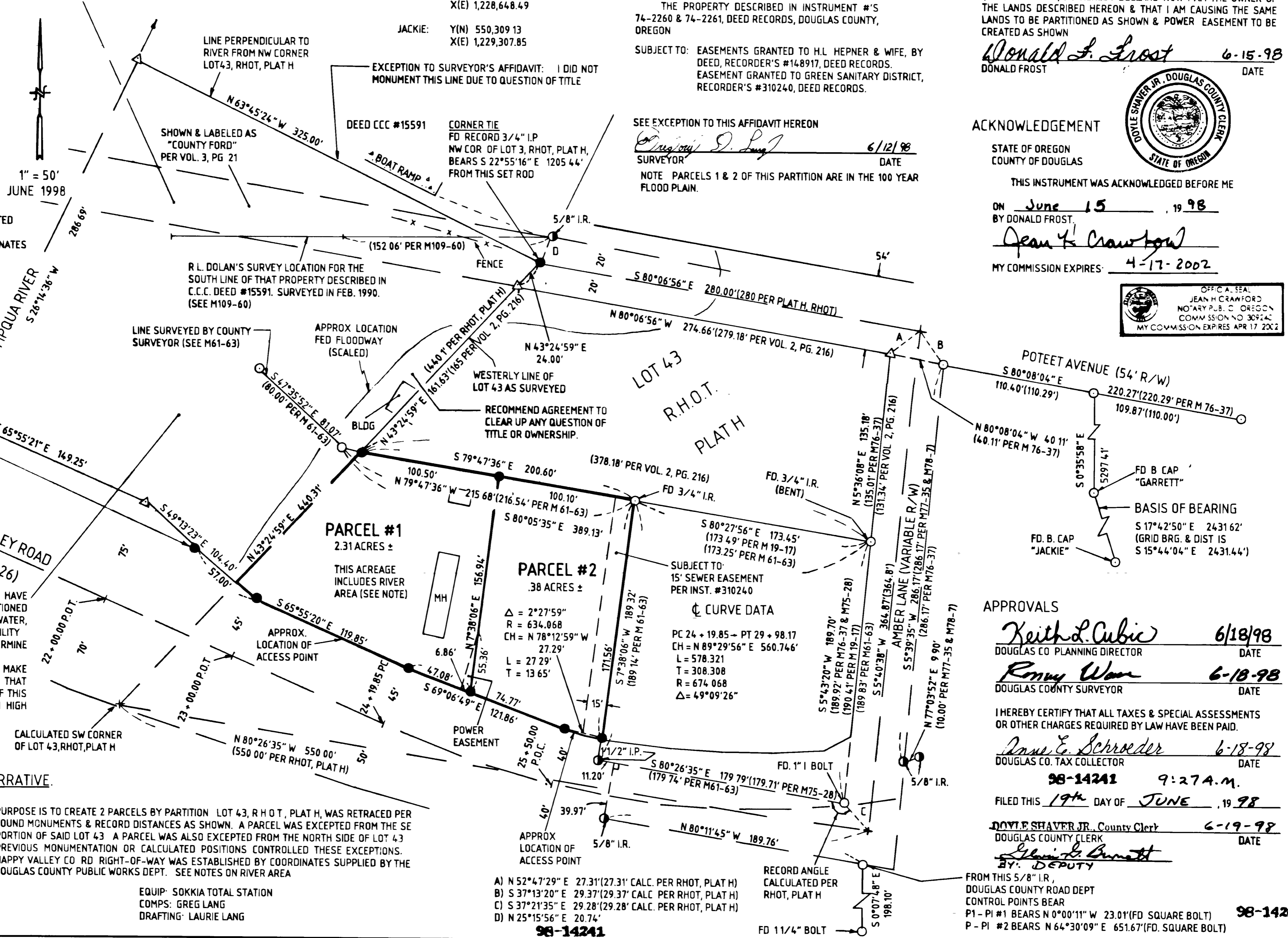
STATE OF OREGON | SS  
COUNTY OF DOUGLAS |  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

98 JUN 19 AM 9:27  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Gloria L. Bennett*  
FEE PP  
98-14241

NARRATIVE

PURPOSE IS TO CREATE 2 PARCELS BY PARTITION LOT 43, R.H.O.T., PLAT H, WAS RETRACED PER  
FOUND MONUMENTS & RECORD DISTANCES AS SHOWN. A PARCEL WAS EXCEPTED FROM THE SE  
PORTION OF SAID LOT 43 A PARCEL WAS ALSO EXCEPTED FROM THE NORTH SIDE OF LOT 43  
PREVIOUS MONUMENTATION OR CALCULATED POSITIONS CONTROLLED THESE EXCEPTIONS.  
HAPPY VALLEY CO. RD. RIGHT-OF-WAY WAS ESTABLISHED BY COORDINATES SUPPLIED BY THE  
DOUGLAS COUNTY PUBLIC WORKS DEPT. SEE NOTES ON RIVER AREA

EQUIP: SOKKIA TOTAL STATION  
COMPS: GREG LANG  
DRAFTING: LAURIE LANG



- A) N 52°47'29" E 27.31'(27.31' CALC. PER RHOT, PLAT H)
- B) S 37°13'20" E 29.37'(29.37' CALC. PER RHOT, PLAT H)
- C) S 37°21'35" E 29.28'(29.28' CALC. PER RHOT, PLAT H)
- D) N 25°15'56" E 20.74'

1998-0061

98-14241