LAND PARTITION

LOCATED IN
SECTION 34 & SECTION 35, T.26S., R.5W., W.M.
SECTION 3, T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cubic — 7/15/98
COUNTY PLANNING DIRECTOR — DATE

Ed Mannen DEPUTY — 7-15-98
COUNTY SURVEYOR — DATE

98-16681

FILED AT 3:46 PM. THIS 17th DAY OF JULY 1998,
BY Gloria L. Barnett DEPUTY — DOYLE SHAVER JR., County Clerk
COUNTY CLERK

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 JUL 17 PM 3:46
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria L. Barnett DEPUTY
FEE PP

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1991 KRISTIAN O. DeGROOT 1941
RENEWAL: 12-31-99

B.T.S.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT IRENE A. JOHNSTON, LARRY L. JOHNSTON AND TERRY A. JOHNSTON ARE THE OWNERS 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 O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Irene A. Johnston — IRENE A. JOHNSTON
Larry L. Johnston — LARRY L. JOHNSTON
Terry A. Johnston — TERRY A. JOHNSTON

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

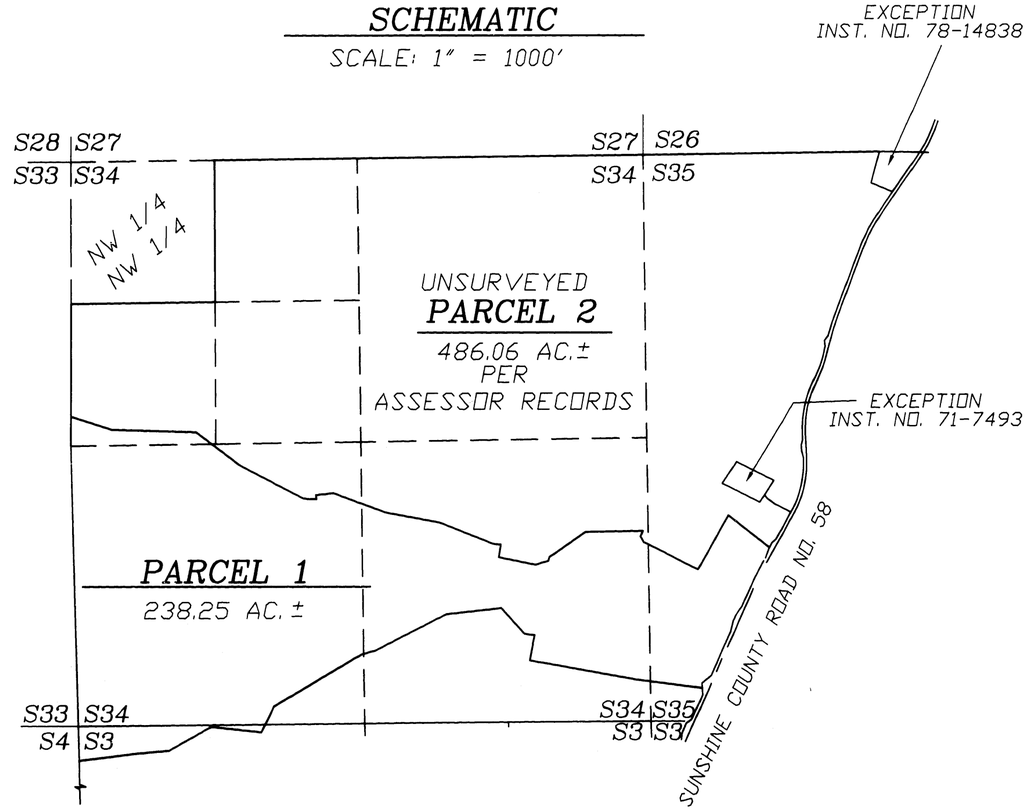
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF July, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED IRENE A. JOHNSTON, LARRY L. JOHNSTON AND TERRY A. JOHNSTON, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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.

Ethel L. Kane
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L. KANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

SCHEMATIC
SCALE: 1" = 1000'



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THOSE LANDS REPRESENTED AS PARCEL 1 AND THAT I HAVE NOT SURVEYED THOSE LANDS REPRESENTED AS PARCEL 2 ON THIS LAND PARTITION PLAT. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THIS LAND PARTITION PLAT:

ALL THAT PORTION OF SECTION 34 AND SECTION 35, T.26S., R.5W., W.M. AND SECTION 3, T.27S., R.5W., W.M. LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF SUNSHINE COUNTY ROAD NO. 58 AND NORTH OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 97-00030 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THE NW 1/4, NW 1/4 OF SECTION 34, T.26S., R.5W., W.M.

ALSO LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO LARRY A. AND SHARON R. JOHNSTON AS RECORDED IN INST. NO. 71-7493 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO TERRY A. AND VICKI JOHNSTON AS RECORDED IN INST. NO. 78-14838 OF THE RECORDS OF DOUGLAS COUNTY, OREGON

Kristian O. DeGroot — 7-10-98
KRISTIAN O. DEGROOT PLS. NO. 1941 — DATE

TAX COLLECTORS CERTIFICATE:

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

Anne E. Schroeder Deputy — 7-17-98
DOUGLAS COUNTY TAX COLLECTOR — DATE

ZONING & UTILITIES:

ZONED: (FG) EXCLUSIVE FARM USE
(FF) FARM FOREST
COMP. PLAN: AGRICULTURE
FARM FOREST TRANSITIONAL
WATER: WELL
SEWER: SEPTIC
PLANNING FILE NO. 98-036

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 724 ACRE RANCH INTO TWO PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-036. THE SOUTH LINE WAS SURVEYED ALONG AN EXISTING FENCE LINE IN 1996 FOR A BOUNDARY LINE ADJUSTMENT APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-360 AND RECORDED IN INST. NO. 97-00030. THE NORTH LINE WAS SURVEYED ALONG AN EXISTING FENCE LINE UNDER THIS SURVEY. THE EAST LINE WAS CONTROLLED BY COUNTY ROAD NO. 58 RIGHT OF WAY MONUMENTS FOUND AS SHOWN ON THE FACE OF THE PLAT. THE WEST LINE WAS CONTROLLED BY THE WEST LINE OF SECTIONS 34 AND SECTION 3 WITH THE WEST LINE OF SECTION 34 BEING COMPUTED AT RECORD M 115-59 BEARING NORTH OF THE WEST 1/4 CORNER OF SECTION 34.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

98-16681

98-16681

98-16681

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 1000'	FOR: LARRY JOHNSTON 3576 SUNSHINE ROAD ROSEBURG, OREGON 97470	JOB #: 98-032
	DATE: JUNE 1998		FILE: JOHNSTN3.DWG
			SHEET 2 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1998-00718

1998-00718