

1800-8661

LAND PARTITION

OF PARCEL 1, M 82-63

LOCATED IN THE

NW 1/4, SW1/4, SEC. 11, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Aubie
COUNTY PLANNING DIRECTOR

8/6/98
DATE

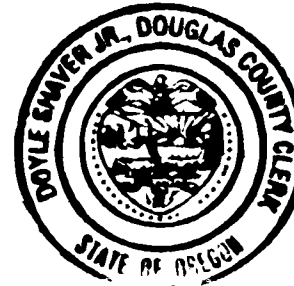
Ed Mann
COUNTY SURVEYOR DEPUTY

8-7-98
DATE

FILED THIS 7th DAY OF August 1998, at 9:47 AM

BY DOYLE SHAVER JR., County Clerk
COUNTY CLERK by Carl Engle, Deputy

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



98 AUG -7 AM 9:47

DOYLE SHAVER JR.
COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carl Engle
DEPUTY
FEE \$P

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE HENRY JACKSON CHANDLER, JR. REVOCABLE TRUST 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 O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Henry Jackson Chandler Jr.
HENRY JACKSON CHANDLER, JR., TRUSTEE

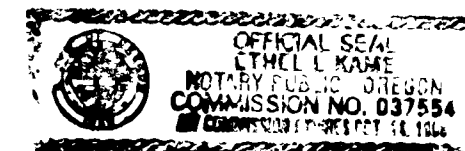
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF July 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HENRY JACKSON CHANDLER, JR. 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Esther L. Name
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 1 OF THAT LAND PARTITION RECORDED IN BOOK 6, PAGE 42 AS INST. NO. 80-04428 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT PLS NO. 1941
7-24-98
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF M 82-63 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY COUNTY PLANNING DEPARTMENT FILE NO. 98-082. MONUMENTS FOUND PER PREVIOUS LAND PARTITIONS M 62-40, M 63-64, M 82-63 AND HILLSIDE GARDENS SUBDIVISION CONTROLLED THE BOUNDARIES OF THIS SURVEY AND NEW MONUMENTS WERE SET AS SHOWN ON THE FACE OF THIS MAP.
THIS SURVEY WAS PERFORMED BY LES FANNING AND AARON FANNING USING A SET IIB WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Victoria Tanferan Deputy
DOUGLAS COUNTY TAX COLLECTOR
8-7-98
DATE

ZONING & UTILITIES:

ZONED: R-1
COMP. PLAN: RMD
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 98-082

98-18239

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	36°25'06"	130.00	82.63	42.76	S 71°5'51" E	81.25	
C2	14°27'46"	130.00	32.81	16.50	S 45°49'26" E	32.73	
C1+C2	[50°52'06"]	[130.00]	[115.42]		[N 63°56'53" W]	111.66'	
C3	50°49'52"	70.00	62.10	33.26	S 63°48'41" E	60.09	
	[50°52'06"]	70.00	62.15'		[N 63°56'53" W]	[60.13']	

P. NO.	BEARING	DISTANCE	RECORD
L1	N 00°23'00" E	24.97'	(N 0°37'E, 25.00')
L2	S 07°19'14" E	21.05'	(N 07°16' W, 21.20')
L3	S 03°43'02" W	20.36'	<S 03°36'10" W, 20.26'>
L4	S 89°36'20" E	5.00'	
L5	S 00°04'55" W	36.63'	
L6	N 89°27'14" W	28.93'	
L7	N 89°28'07" W	25.24'	
L8	S 83°03'29" W	2547.25'	

98-18239

HILLSIDE GARDENS
VOL. 9, PG. 13
LOT 12

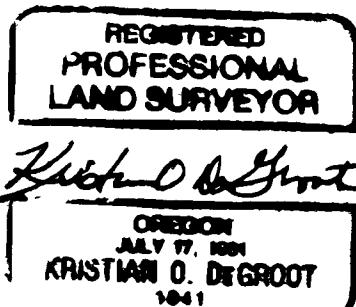
LOT 1, BLOCK 4
1ST ADD. TO HILLSVIEW
SUB'D. VOL. 15, PG. 68
LOT 11

"GARRETT 1972"
"OCS '27"
Y = 552,649.46
X = 1,228,648.49

"JACKIE 1978"
"OCS '27"
Y = 550,309.13
X = 1,229,307.85

LEGEND:

- = SET 5/8" X 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" OR, AS NOTED
- = FOUND 5/8" IRON ROD OR AS NOTED PER M 63-64
- = FOUND 5/8" IRON ROD PER M 82-63
- = FOUND 3/4" IRON PIPE PER HILLSIDE GARDENS (VOL.9, PG.13)
- = FOUND 5/8" IRON ROD OR AS NOTED PER M 62-40
- = FOUND 5/8" IRON ROD PER CS 58/38
- = FOUND DCSO BRASS DISC AS NOTED.
- ▲ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT OR R\W POINT
- () = RECORD PER M 63-64
- [] = RECORD PER M 62-40
- < > = RECORD PER M 82-63



CHANDLER DRIVE

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

SCALE: 1" = 40'
DATE: MARCH, 1998

FOR: HENRY CHANDLER
4614 SW CARNES RD.
ROSEBURG, OREGON 97470

JOB #: 98-020
FILE NAME: CHANDLR2.DWG
SHEET 1 OF 1

1998-0081