

**LEGEND:**

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD WITH CAP MARKED "IE ENG"
- △ CALCULATED POINT

**RECORD DATA:**

( ) PER RM 2-35 UNLESS OTHERWISE NOTED  
[ ] PER CS 58/212-1  
( ( ) ) PER 1992-0035  
DOUGLAS COUNTY DEED RECORDS  
-BOOK 1059 PG 605  
-BOOK 1267 PG 236  
-BOOK 955 PG 196

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
SAM COREY & RYAN PALMER

EQUIPMENT: NIKON TOTAL STATIONS  
SDR 31 & 33 DATA COLLECTORS

OFFICE: NEIL HIBBS

DRAFTING: PATRICK KOONTZ

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Wayne L. Rogers</i></p> <p><b>OREGON</b> FEBRUARY 14, 1985 <b>WAYNE L. ROGERS</b> 2137</p> <p>EXPIRES: 12/31/98</p>	<p><b>BOUNDARY LINE ADJUSTMENT AND LAND PARTITION</b></p> <p>LYING IN THE SE1/4 OF SECTION 20 AND SW1/4 OF SECTION 21 TOWNSHIP 29S, RANGE 7 W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: L &amp; W PROPERTIES 11627 SEMINOLE CIRCLE NORTHRIDGE, CA 91326</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1"=200'</p>	<p>DATE: DEC., 98</p>	<p>DWG. BY: PNK JOB NO. 1491-01 PAGE: 1 OF 3</p>



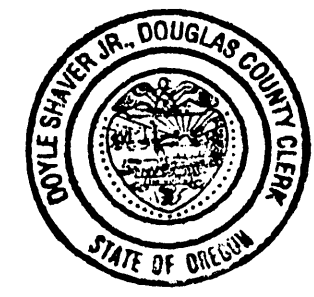
1999-0003 C

**SURVEYORS CERTIFICATE :**

I, WAYNE ROGERS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION :  
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20 AND THE SOUTHWEST 1/4 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING DESCRIBED IN BOOK 1059, PAGE 605 AND PART OF THAT LAND DESCRIBED IN BOOK 1267, PAGE 236 OF THE DOUGLAS COUNTY DEED RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE 1/4 CORNER BETWEEN SECTIONS 20 AND 21 BEARS N 36' 19' 37" E 1756.20 FEET; THENCE NORTHERLY 328.68 FEET ALONG THE ARC OF A 1335.69 FOOT RADIUS CURVE TO THE RIGHT TO A 5/8" IRON ROD AT THE POINT OF TANGENCY OF THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 38, THE CHORD OF WHICH BEARS N 14' 59' 25" W 327.85 FEET; THENCE N 7' 56' 27" W 7.53 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 38 TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF WAY AT A BEARING OF N 89' 25' 46" E 624.86 FEET TO A 5/8" IRON ROD; THENCE N 89' 25' 46" E 100.83 FEET TO A 5/8" IRON ROD; THENCE N 89' 25' 46" E 146.45 FEET TO A 5/8" IRON ROD; THENCE N 89' 25' 46" E 525.11 FEET TO A 5/8" IRON ROD; THENCE N 0' 43' 33" E 280.00 FEET TO A 5/8" IRON ROD; THENCE N 89' 25' 46" E 131.00 FEET TO A 5/8" IRON ROD; THENCE S 0' 43' 33" W 50.00 FEET TO A 5/8" IRON ROD; THENCE N 89' 25' 46" E 250.00 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF D.L.C. 46; THENCE S 0' 43' 33" W 555.08 FEET DOWN THE EAST LINE OF D.L.C. 46 TO A 5/8" IRON ROD; THENCE S 89' 25' 46" W 381.00 FEET TO A 5/8" IRON ROD; THENCE S 89' 25' 46" W 1071.21 FEET TO A 5/8" IRON ROD; THENCE S 89' 25' 46" W 230.80 FEET TO A 5/8" IRON ROD; THENCE S 89' 25' 46" W 5.20 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

Wayne Rogers  
WAYNE ROGERS LS 2137



**NARRATIVE :**

The purpose of this survey is to make a boundary line adjustment between those properties described in the Douglas County Deed Records , Book 1059, Page 605 ( hereafter referred to as Unit 1 ) and Book 1267, Page 236 ( hereafter referred to as Unit 2 ) as well as to partition Unit 1 into three pieces.

The found 5/8" iron rod at the Southwest Corner of Unit 1 was held for nothing but was pushed westerly, parallel to the South line of D.L.C. 46 , to intersect the easterly right-of-way of Olalla Road ( County Road 38 ) as shown on Land Partition 1992-0035 in the Douglas County Survey Records after rotating said Land Partition to fit points tied. Westerly boundary Unit 1 per same Land Partition 1992-0035 with monument being set at Point of Tangency and then at such point as to give deed distance across property of 325.00 feet. From this Northwest Corner of Unit 1, the northerly line was run parallel to the South line of D.L.C. 46 easterly 1395.89 feet to a set monument then northerly and easterly around adjusted area to the East line of D.L.C 46, this being the Northeast Corner of Unit 1 and between two found monuments. The Southeast Corner of Unit 1 was set at a point that was the intersection of the East line of D.L.C. 46 and an easterly projection from the 5/8" iron rod mentioned above, said 5/8" iron rod also being the Northwest Corner of that land described in Book 1229, Page 741 of the Douglas County Deed Records per C.S File Number 58/212-1 of the Douglas County Surveyors Records ,said easterly projection being parallel to the South line of D.L.C. 46. There should have been a monument at this location per said C.S. 58\212-1 but the 1/2" iron rod was found to be out of position over 11 feet as shown in Detail " D" .

The westerly boundary of Unit 2 was run record per rotated Land Partition 1992-0035 as mentioned above, northerly from the Northwest Corner of Unit 1 to it's intersection with Berry Creek with a reference monument being set southeasterly along right-of-way from said point of intersection 30.00 feet. The North line of Unit 2 follows the centerline of Berry Creek to it's intersection with Olalla Creek , then northerly along the centerline of Olalla Creek to the South line of that property described in Book 955, Page 196., then easterly , parallel to the South line of D.L.C. 46, to a point on the East line of D.L.C. 46.

The Southwest Corner of Lot 72, Byron Creek Estates was computed at proportioned distance between found monuments used for Base of Bearing.

**DECLARATION :**

KNOW ALL PEOPLE BY THESE PRESENTS THAT TIMOTHY & BARBARA LINDGREN AND MARTIN & MARY ANNE WASHBURN, ALL BEING PARTNERS OF L&W PROPERTIES, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON, INCLUDING AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM ( HEREAFTER CALLED SYSTEM ) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND TIMOTHY & BARBARA LINDGREN AND MARTIN & MARY ANNE WASHBURN, GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

TIMOTHY & BARBARA LINDGREN :  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1588 , PAGE 534 ( INST. NO. 99-00244 )

MARTIN & MARY ANNE WASHBURN :  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1588 , PAGE 536 ( INST. NO. 99-00245 )

**APPROVALS:**

Keith L Cubic 1/5/99  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Wain 1-5-99  
DOUGLAS COUNTY SURVEYOR DATE

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

Anne E. Schroeder Deputy 1-5-99  
DOUGLAS COUNTY TAX COLLECTOR DATE  
99-00246

FILED THIS 6<sup>th</sup> DAY OF Jan, 1999, 9:52 O'CLOCK AM/PM

Doyle Shaver Jr. County Clerk Glenn A. Burnett 1-6-99  
DOUGLAS COUNTY CLERK By: DEPUTY DATE

ZONING: 5R  
COMP PLAN: RESIDENTIAL COMMITTED-5ACRE  
SEWER: ON SITE  
WATER: ON SITE WELLS

PLANNING FILE NO. 97-285

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

99 JAN -6 AM 9:59  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
Glenn A. Burnett  
DEPUTY  
FEE PP

1999-0003 C

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><u>Wayne L Rogers</u></p> <p>OREGON FEBRUARY 14, 1996 WAYNE L. ROGERS 2187</p> <p>EXPIRES: 12/31/98</p>	<p><b>BOUNDARY LINE ADJUSTMENT AND LAND PARTITION</b></p> <p>LYING IN THE SE1/4 OF SECTION 20 AND SW1/4 OF SECTION 21 TOWNSHIP 29S, RANGE 7 W, W.M., DOUGLAS COUNTY, OREGON</p>	
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<p>SCALE: NO SCALE</p>	<p>DATE: DEC., 98</p>	<p>DWG. BY: PNK JOB. NO. 1491-01 PAGE: 3 OF 3</p>