

LAND PARTITION

LOCATED IN THE SW 1/4 OF SECTION 17
AND THE NW 1/4 OF SECTION 20
T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

APPROVALS:

DAE Kaminian 3/26/99
COUNTY PLANNING DIRECTOR DATE

Ed Mann 3-30-99
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 30 DAY OF March 1999, at 12:04pm
BY Doyle Shaver Jr. by Caul Engel, Deputy



STATE OF OREGON | SS
COUNTY OF DOUGLAS | SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
99 MAR 30 PM 12:04
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Caul Engel
DEPUTY
FEE PP

TAX COLLECTORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND
SPECIAL ASSESSMENTS OR OTHER CHARGES
REQUIRED BY LAW HAVE BEEN PAID.
Rich Krieman 3-30-99
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: RESIDENTIAL (RSH)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 98-165



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GLENN S. BAUGHMAN
IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION
PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING
SURVEYORS 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 AND HEREBY
CREATES THE 10 FOOT UTILITY EASEMENT SHOWN HEREON FOR THE
BENEFIT OF PARCEL 1.

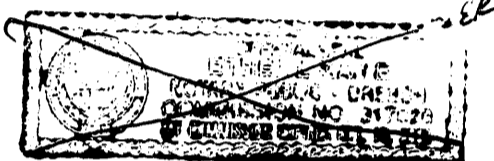
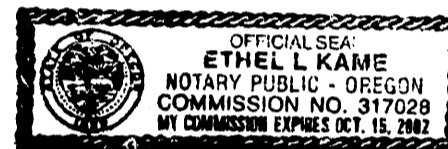
Glenn S. Baughman
GLENN S. BAUGHMAN

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF
January, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
STATE AND COUNTY, PERSONALLY APPEARED GLENN S. BAUGHMAN, 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.

Ethel L. Kame
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 MINOR LAND PARTITION RECORDED IN BOOK
6, PAGE 82 AS INST. NO. 80-09020 OF THE LAND PARTITION RECORDS
OF DOUGLAS COUNTY, OREGON.



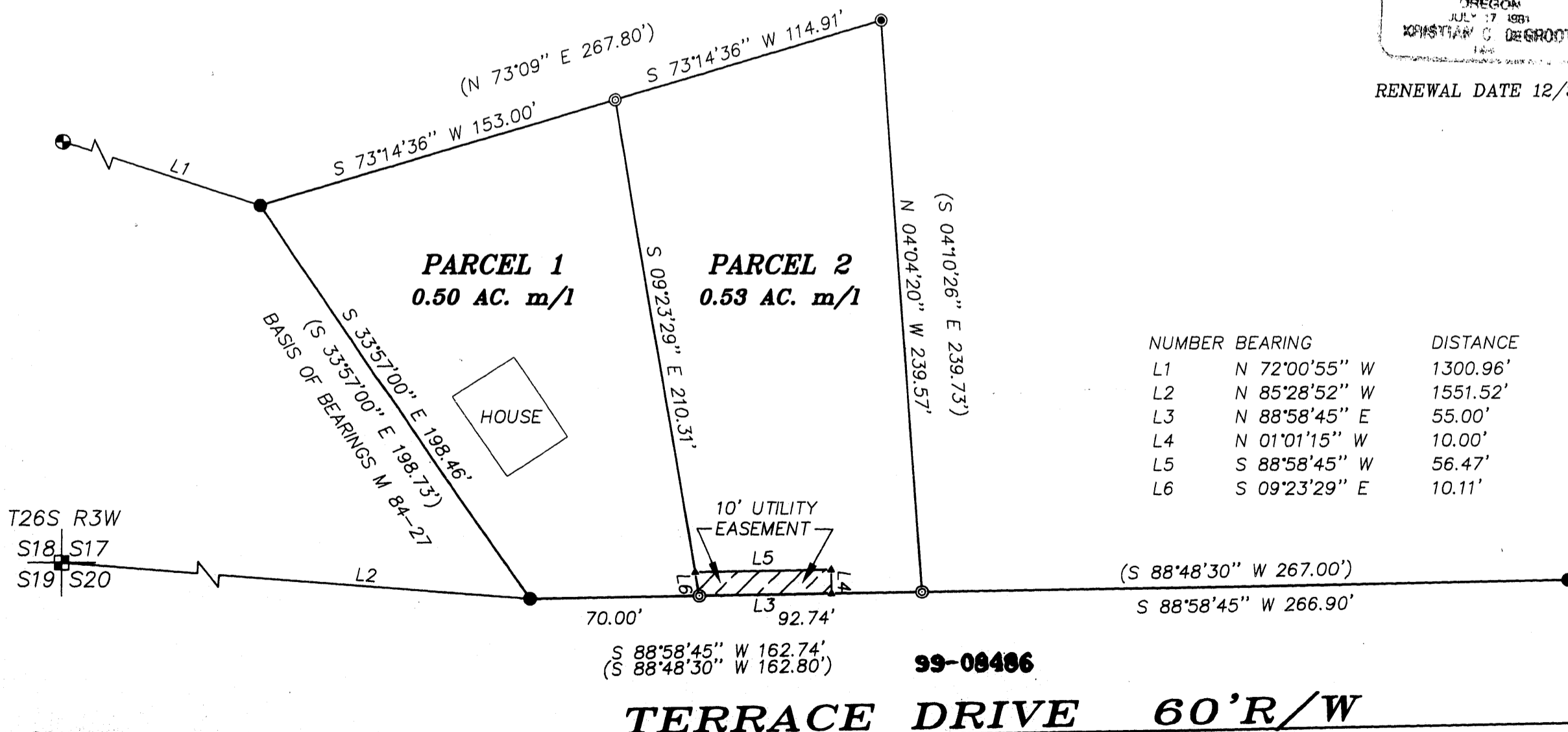
RENEWAL DATE 12/31/99

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL #1 OF M
84-27 (LAND PARTITION BOOK 6, PAGE 82) INTO 2 PARCELS AS
APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO.
98-165. THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS OF
PARCEL 1, M 84-27 WERE FOUND IN ORIGINAL POSITION. THE SOUTHEAST
CORNER OF PARCEL #1, M 84-27 WAS REESTABLISHED ON THE SOUTH
LINE OF M 84-27 AND THEN PARCEL #1, M 84-27 WAS PARTITIONED AS
SHOWN ON THE FACE OF THE PLAT.
THIS SURVEY WAS PERFORMED BY LES FANNING AND ADAM DEGROOT
USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS AND
DRAFTING BY KRIS DEGROOT.

LEGEND:

- 99-08486
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 7/8" IRON ROD PER RM 1-58
- ⊙ = FOUND 1/2" IRON ROD PER M 84-27
- ▲ = COMPUTED POINT
- = FOUND 1 1/2" IRON PIPE, PLSS ID # 200400
- ⊙ = DCSO STATION "X-020" OCS 27 Y = 606,758.55, X = 1,311,349.49 FOUND HOLE DRILLED IN CONCRETE CURB, BRASS DISC MISSING
- () = RECORD PER M 84-27



NUMBER	BEARING	DISTANCE
L1	N 72°00'55" W	1300.96'
L2	N 85°28'52" W	1551.52'
L3	N 88°58'45" E	55.00'
L4	N 01°01'15" W	10.00'
L5	S 88°58'45" W	56.47'
L6	S 09°23'29" E	10.11'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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

SCALE: 1" = 50'
DATE: JANUARY, 1999

FOR: GLENN S. BAUGHMAN
1889 N.W. VALLEY VIEW DRIVE
ROSEBURG, OR 97470

JOB #: 98-136
FILE: BAUGHMAN.DWG
SHEET 1 OF 1