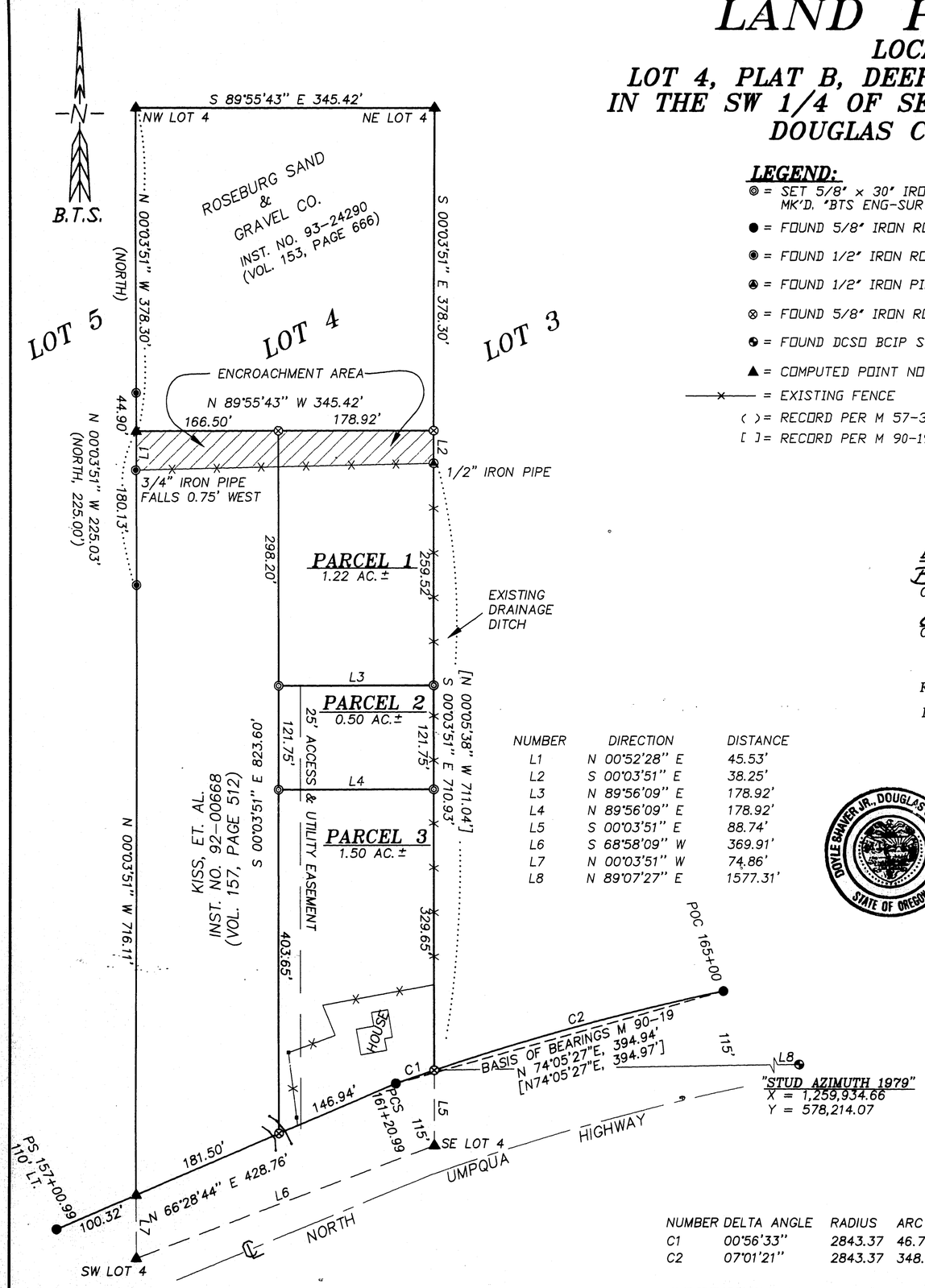
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1999-0034

LAND PARTITION

LOCATED IN
LOT 4, PLAT B, DEER CREEK ORCHARD TRACTS
IN THE SW 1/4 OF SECTION 15, T27S, R5W, W.M.
DOUGLAS COUNTY, OREGON



NUMBER	DIRECTION	DISTANCE
L1	N 00°52'28" E	45.53'
L2	S 00°03'51" E	38.25'
L3	N 89°56'09" E	178.92'
L4	N 89°56'09" E	178.92'
L5	S 00°03'51" E	88.74'
L6	S 68°58'09" W	369.91'
L7	N 00°03'51" W	74.86'
L8	N 89°07'27" E	1577.31'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	00°56'33"	2843.37	46.77	23.38	N 70°34'47" E	46.77
C2	07°01'21"	2843.37	348.50	174.47	N 74°33'43" E	348.28

99-10236

LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
● = FOUND 5/8" IRON ROD PER 1969 COUNTY ROAD NO.4 PLANS
◉ = FOUND 1/2" IRON ROD OR AS NOTED PER M 48-34, M 57-34, M 77-44
◭ = FOUND 1/2" IRON PIPE PER M 90-19
⊗ = FOUND 5/8" IRON ROD PER M 128-38
◔ = FOUND DCSD BCIP STAMPED "STUD AZIMUTH 1979"
▲ = COMPUTED POINT NOT SET
—x— = EXISTING FENCE
( ) = RECORD PER M 57-34
[ ] = RECORD PER M 90-19

APPROVALS:

Bob Willeamson for KLC — COUNTY PLANNING DIRECTOR — 4/12/99 DATE

Ed Mann — COUNTY SURVEYOR DEPUTY — 4-14-99 DATE

99-10236 8:36 A.M.

FILED THIS 15th DAY OF APRIL 1999

BY DOYLE SHAVER JR., County Clerk

COUNTY CLERK

By Gloria S. Burnett DEPUTY

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

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 APR 15 AM 8:36

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria S. Burnett DEPUTY

FEE PP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MENTONE L.L.C. IS THE OWNER ON 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE ALSO CAUSED THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

JAMES M. KUNERT, MEMBER

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 305958
MY COMMISSION EXPIRES OCT 20, 2001

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF OCT., 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES M. KUNERT AS A MEMBER OF MENTONE L.L.C., AN OREGON LIMITED LIABILITY COMPANY, 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.

Nancy A. Winchell
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:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO MENTONE L.L.C., AN OREGON LIMITED LIABILITY COMPANY AS RECORDED IN INST. NO. 98-13519 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORTH UMPQUA HIGHWAY AS RELOCATED IN 1969 FROM WHICH THE SOUTHEAST CORNER OF LOT 4, PLAT B, DEER CREEK ORCHARD TRACTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 71 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON BEARS S.0°03'51"E., 88.74 FEET; THENCE N.0°03'51"W. ALONG THE EAST LINE OF SAID LOT 4, 749.18 FEET TO A 5/8" IRON ROD; THENCE N.89°55'43"W., 178.92 FEET TO A 5/8"IRON ROD; THENCE S.0°03'51"E., 823.60 FEET TO A 5/8" IRON ROD ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N.66°28'44"E. ALONG SAID RIGHT OF WAY LINE, 146.94 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 46.77 FEET ALONG THE ARC OF A 2843.37 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.70°34'47"E., 46.77 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.22 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 98-13519 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-212. ALL CONTROLLING CORNERS WERE FOUND AS SURVEYED UNDER M 128-38. THE PARCEL WAS PARTITIONED AND EASEMENTS CREATED AS DIRECTED BY MR. KUNERT.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND ADAM DEGROOT USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ZONING & UTILITIES:

ZONING: HEAVY INDUSTRIAL (M-3)
COMP. PLAN: INDUSTRIAL
WATER: DIXONVILLE WATER ASSOCIATION
SEWER: RUSA
PLANNING FILE NO. 98-212

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-99

TAX COLLECTORS CERTIFICATE:

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

DOUGLAS COUNTY TAX COLLECTOR — 4.14.99 DATE

99-10236

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

SCALE: 1" = 100'
DATE: SEPTEMBER, 1998

FOR: MIKE KUNERT, MENTONE L.L.C.
P.O. BOX 1729
ROSEBURG, OREGON 97470

JOB #: 98-062
FILE: KUNERT2.DWG
SHEET 1 OF 1

99-10236

1999-0034