

LAND PARTITION LOCATED IN THE NW 1/4 OF SECTION 24, T.27S., R.5W., W.M. DOUGLAS COUNTY, OREGON

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 93-59
- ⊙ = FOUND 5/8" IRON ROD W/ALUM. CAP PER RM3-70
- ⊙ = FOUND BRASS DISK IN CONCRETE MK'D. AS NOTED
- ⊙ = FOUND 3/8" COPPER ROD PER CS 45\150
- ⊙ = FOUND 5/8" IRON ROD PER M 73-16
- ⊙ = S.W. CORNER DLC NO. 50 COMPUTED PER PLSS #050050
- △ = COMPUTED POINT NOT SET
- = FOUND FENCE CORNER
- X — = EXISTING FENCE
- () = RECORD PER M 93-59
- [] = RECORD PER RM3-70
- < > = RECORD PER M 73-16
- (()) = RECORD PER CS 64/50 - PLSS# 050050

APPROVALS:

Keith L. Cubic 5/5/99
COUNTY PLANNING DIRECTOR DATE

Ronny Wom 5-5-99
COUNTY SURVEYOR DATE

FILED THIS 6th DAY OF MAY 1999 at 8:09AM
BY *Doyle Shaver Jr.*
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

99 MAY -6 AM 8:09

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Canley*
DEPUTY
FEE

99-11969

NUMBER	DIRECTION	DISTANCE	RECORD
L1	S 00°29'11" W	4.22'	[S 2°19'50"W, 4.23']
L2	N 89°47'52" W	21.84'	<N 89°37'57"W, 21.88>
L3	S 47°42'01" W	43.04'	<S 47°44'28"W, 43.04>
L4	S 72°03'01" W	100.08'	<<S 71°56'36"W>>
L5	S 25°14'43" E	41.26'	<<S 25°16'E>>
L6	N 20°49'03" W	45.14'	<<S 20°48'13"E, 45.13>>

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PACIFICORP, A OREGON CORPORATION DOING BUSINESS AS PACIFIC POWER & LIGHT COMPANY 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

ACKNOWLEDGMENT BY CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY MICHAEL RIPPETT AS ASSISTANT VICE PRESIDENT OF PACIFIC POWER & LIGHT IS RECORDED IN INST. NO. 99-11969 OF THE RECORDS OF DOUGLAS COUNTY, 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 PACIFICORP, AN OREGON CORPORATION, DOING BUSINESS AS PACIFIC POWER & LIGHT COMPANY, AS RECORDED IN INST. NO. 89-00885 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD FROM WHICH THE SOUTHEAST CORNER OF SECTION 13, T.27S., R.5W., W.M. BEARS S.77°35'00"E., 163.31 FEET; THENCE N.39°46'23"E., 1582.82 FEET TO A 5/8" IRON ROD; THENCE N.39°36'33"E., 558.66 FEET TO A 5/8" IRON ROD; THENCE N.48°02'25"W., 860.00 FEET TO A 5/8" IRON ROD; THENCE S.41°57'35"W., 3040.00 FEET TO A 5/8" IRON ROD; THENCE S.48°02'25"E., 860.00 FEET TO A 5/8" IRON ROD; THENCE N.47°14'50"E., 903.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.60 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 89-00885 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-310. THE EASTERLY LINE OF HATFIELD DRIVE COUNTY ROAD NO. 4-B WAS CONTROLLED BY MONUMENTS FOUND PER M 93-59, M 73-16 AND RM 3-70. THE SOUTH LINE OF PARCEL 2 WAS CONTROLLED BY THE NORTH LINE OF M 73-16. THE NORTH AND EAST LINES WERE ESTABLISHED AS DIRECTED BY THE OWNER. THE POSITION OF THE SW CORNER OF DLC NO 50 WAS COMPUTED PER TIES LISTED IN CS 64/50 FOR PLSS# 050050. PARCEL 1 IS SHOWN SCHEMATICALLY AND WAS NOT SURVEYED. THE AREA FOR PARCEL 1 IS TAKEN FROM DOUGLAS COUNTY ASSESSOR RECORDS.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION 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.

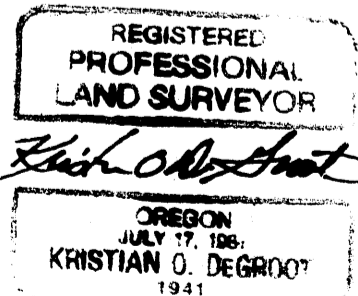
Kris Northcraft 5/5/99
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
COMP. PLAN: AGRICULTURE (AGG)
WATER: N/A
SEWER: N/A

99-11969

PLANNING FILE NO. 98-310



RENEWAL DATE: 12-31-99

SCHEMATIC
N.T.S.

UNSURVEYED
PARCEL 1
594.46 AC. ±

B. T. S.

PARCEL 2

PARCEL 2
3.54 AC. ±

"NOT FOR RESIDENTIAL USE"

FENCE ENCRDACHMENT

DCSD BRASS DISC
"DIXIE" 1980
X = 1,269,432.05
Y = 573,318.05

DGS BRASS DISC
"583 F253 1934"
X = 1,269,542.80
Y = 573,303.28

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0986 FAX (541) 673-0105

SCALE: 1" = 100'
DATE: MARCH, 1999

FOR: E. UMPQUA DIXONVILLE SCALES, INC.
9743 BUCKHORN ROAD
ROSEBURG, OREGON 97470

JOB #: 99-006
FILE: DIXONVIL.DWG
SHEET 1 OF 1