

ZONING & UTILITIES:
ZONED: R1- SINGLE FAMILY RESIDENTIAL
COMP. PLAN: RMD - MEDIUM DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 97-134

TAX COLLECTORS CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND
SPECIAL ASSESSEMENTS OR OTHER CHARGES
REQUIRED BY LAW HAVE BEEN PAID.
DOUGLAS COUNTY TAX COLLECTOR
DATE 8/6/99

LAND PARTITION
LOCATED IN
SE 1/4, SECTION 10, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT FLOYD R. LEDBETTER, SR. AND PEGGY N. LEDBETTER ARE THE OWNERS 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 D.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE CAUSED THE 60' ACCESS AND 10' UTILITY EASEMENTS SHOWN HEREON TO BE CREATED SUBJECT TO THE STATED EASEMENT CONDITIONS.

ACKNOWLEDGMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF August, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FLOYD LEDBETTER, SR. AND PEGGY N. LEDBETTER, TO ME KNOWN TO BE THE PERSONS 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 J. Ham
NOTARY PUBLIC, STATE OF OREGON

SURVEYOR'S CERTIFICATE:

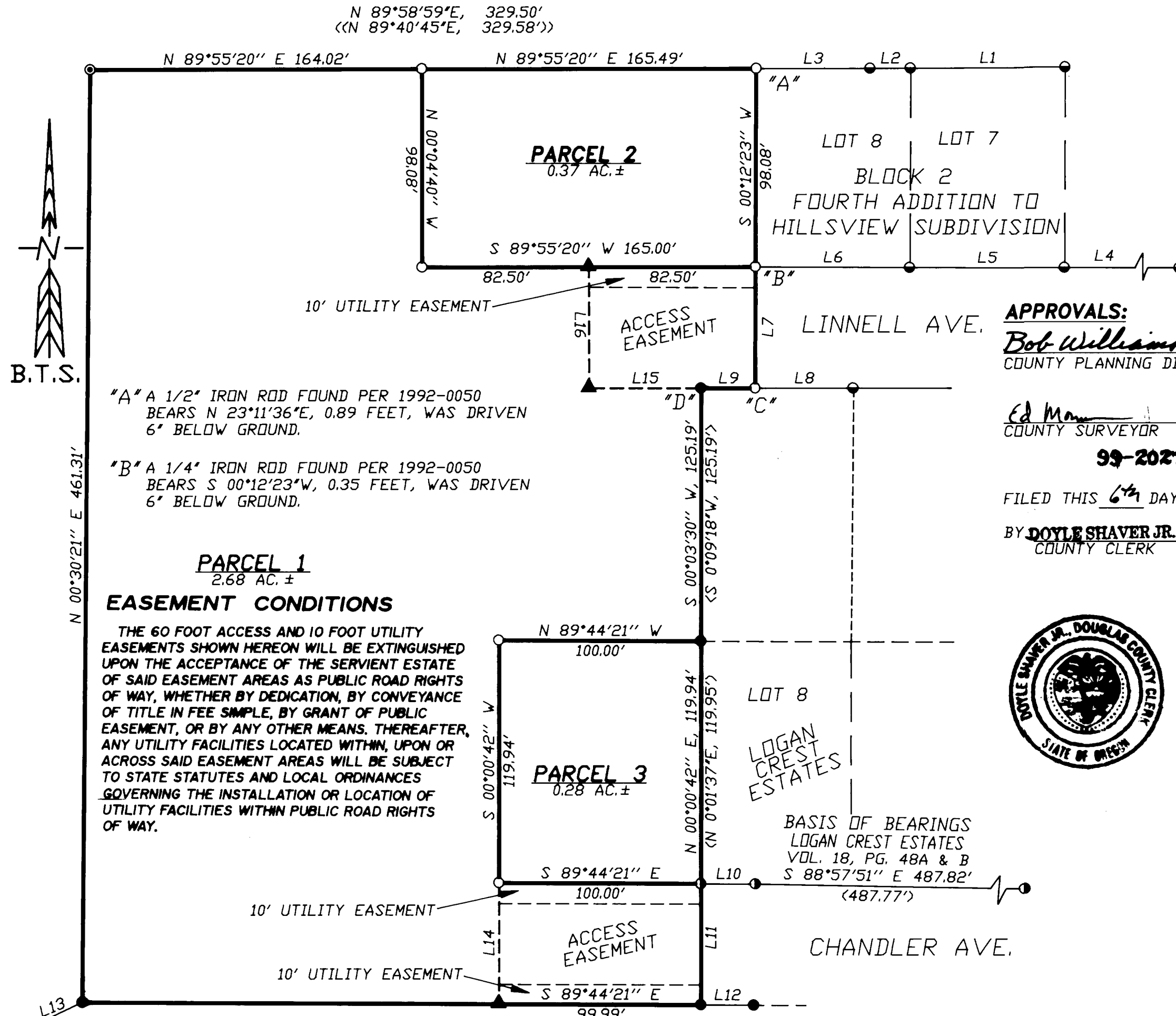
I, KRISTIAN O. DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
THAT PARCEL OF LAND DESCRIBED IN A DEED TO FLOYD R. LEDBETTER, SR. AND PEGGY J. LEDBETTER AS RECORDED IN INST. NO. 95-09891 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF FOURTH ADDITION TO HILLSVIEW SUBDIVISION AS RECORDED IN VOL. 16, PG. 36, OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 0°12'23"W, 157.99 FEET TO A 5/8" IRON ROD; THENCE N 89°59'04"W, 26.73 FEET TO A 5/8" IRON ROD; THENCE S 0°03'30"W, 125.19 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOGAN CREST ESTATES, A SUBDIVISION RECORDED IN VOL. 18, PG. 48A & 48B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 0°00'42"W, 119.94 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF CHANDLER AVENUE; THENCE S 0°01'26"W, 60.00 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF CHANDLER AVENUE; THENCE N 89°44'21"W, 306.10 FEET TO A 5/8" IRON ROD; THENCE N 0°30'21"E, 461.31 FEET TO A 5/8" IRON ROD; THENCE N 89°55'20"E, 329.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.33 ACRES MORE OR LESS.

Kristian O. Degroot
KRISTIAN O. DEGROOT PLS NO. 1941
DATE

LEGEND:

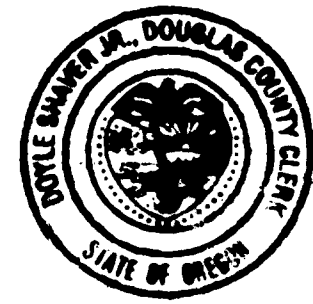
- O = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
● = FOUND 5/8" IRON ROD PER 1992-0050
⊙ = FOUND 5/8" IRON ROD PER 1996-0043
⊙ = FOUND 5/8" IRON ROD PER LOGAN CREST ESTATES (VOL. 18, PG. 48A & B.
⊙ = FOUND 5/8" IRON ROD PER FOURTH ADDITION TO HILLSVIEW SUBDIVISION (VOL.16, PG. 36)
⊙ = FOUND DCSD BRASS DISK "GARRETT 1972"
▲ = COMPUTED POINT, NOT SET.
< > = RECORD PER LOGAN CREST ESTATE (VOL. 18, PG. 48A & B)
< > = RECORD PER 1992-0050
[ ] = RECORD PER FOURTH ADDITION TO HILLSVIEW SUBDIVISION (VOL. 16, PG. 36)
<< >> = RECORD PER 1996-0043



"A" A 1/2" IRON ROD FOUND PER 1992-0050 BEARS N 23°11'36"E, 0.89 FEET, WAS DRIVEN 6" BELOW GROUND.
"B" A 1/4" IRON ROD FOUND PER 1992-0050 BEARS S 00°12'23"W, 0.35 FEET, WAS DRIVEN 6" BELOW GROUND.

EASEMENT CONDITIONS
THE 60 FOOT ACCESS AND 10 FOOT UTILITY EASEMENTS SHOWN HEREON WILL BE EXTINGUISHED UPON THE ACCEPTANCE OF THE SERVIENT ESTATE OF SAID EASEMENT AREAS AS PUBLIC ROAD RIGHTS OF WAY, WHETHER BY DEDICATION, BY CONVEYANCE OF TITLE IN FEE SIMPLE, BY GRANT OF PUBLIC EASEMENT, OR BY ANY OTHER MEANS. THEREAFTER, ANY UTILITY FACILITIES LOCATED WITHIN, UPON OR ACROSS SAID EASEMENT AREAS WILL BE SUBJECT TO STATE STATUTES AND LOCAL ORDINANCES GOVERNING THE INSTALLATION OR LOCATION OF UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHTS OF WAY.

Table with columns: NUMBER, BEARING, DISTANCE, RECORD. Lists points L1 through L16 with their respective bearings and distances.



APPROVALS:
Bob Williams COUNTY PLANNING DIRECTOR 7-27-99
Ed Mann COUNTY SURVEYOR DEPUTY 7-27-99
FILED THIS 6th DAY OF AUGUST 1999,
BY DOYLE SHAVER JR., County Clerk
DOYLE SHAVER JR. COUNTY CLERK



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
99 AUG -6 PM 3:03
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Kristian O. Degroot
RE PP

D.C.S. 27
Y = 552,649.46
X = 1,228,648.49

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION INST. NO. 95-09891 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-134. MONUMENTS FOUND PER FOURTH ADDITION HILLSVIEW SUBDIVISION, LOGAN CREST ESTATES, 1992-0050 AND 1996-0043 CONTROLLED THIS SURVEY. CORNER "A" WAS COMPUTED AT THE INTERSECTION OF THE SOUTH LINE OF 1996-0043 AND THE WEST LINE OF LOT 8, BLOCK 2, FOURTH ADDITION TO HILLSVIEW SUBDIVISION. CORNER "B" WAS COMPUTED AT THE INTERSECTION OF THE NORTH LINE OF LINNELL AVENUE AND THE WEST LINE OF LOT 8, BLOCK 2, FOURTH ADDITION TO HILLSVIEW SUBDIVISION. CORNER "C" WAS COMPUTED AT A BEARING-BEARING INTERSECTION BETWEEN THE 1/4" IRON ROD AT "A" AND CORNER "D".

THIS SURVEY WAS PERFORMED BY LES FANNING, DAVE BEEDLE AND KENNY MACK USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

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

SCALE: 1" = 50'
DATE: JULY, 1997

FOR: FLOYD R. LEDBETTER, SR.
2233 LINNELL AVENUE
ROSEBURG, OREGON 97470

JOB #: 97-050
FILE NAME: LOGANI.DWG
SHEET 1 OF 1