LAND PARTITION & BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4 OF SECTION 16, T26S, R3W, W.M.

2000-25422

APPROVALS:

Keith L. Cubic — COUNTY PLANNING DIRECTOR — 11/22/00 DATE

Rumy Weis — COUNTY SURVEYOR — 11-22-00 DATE

FILED THIS 12th DAY OF December 2000, at 12:03 P.M.

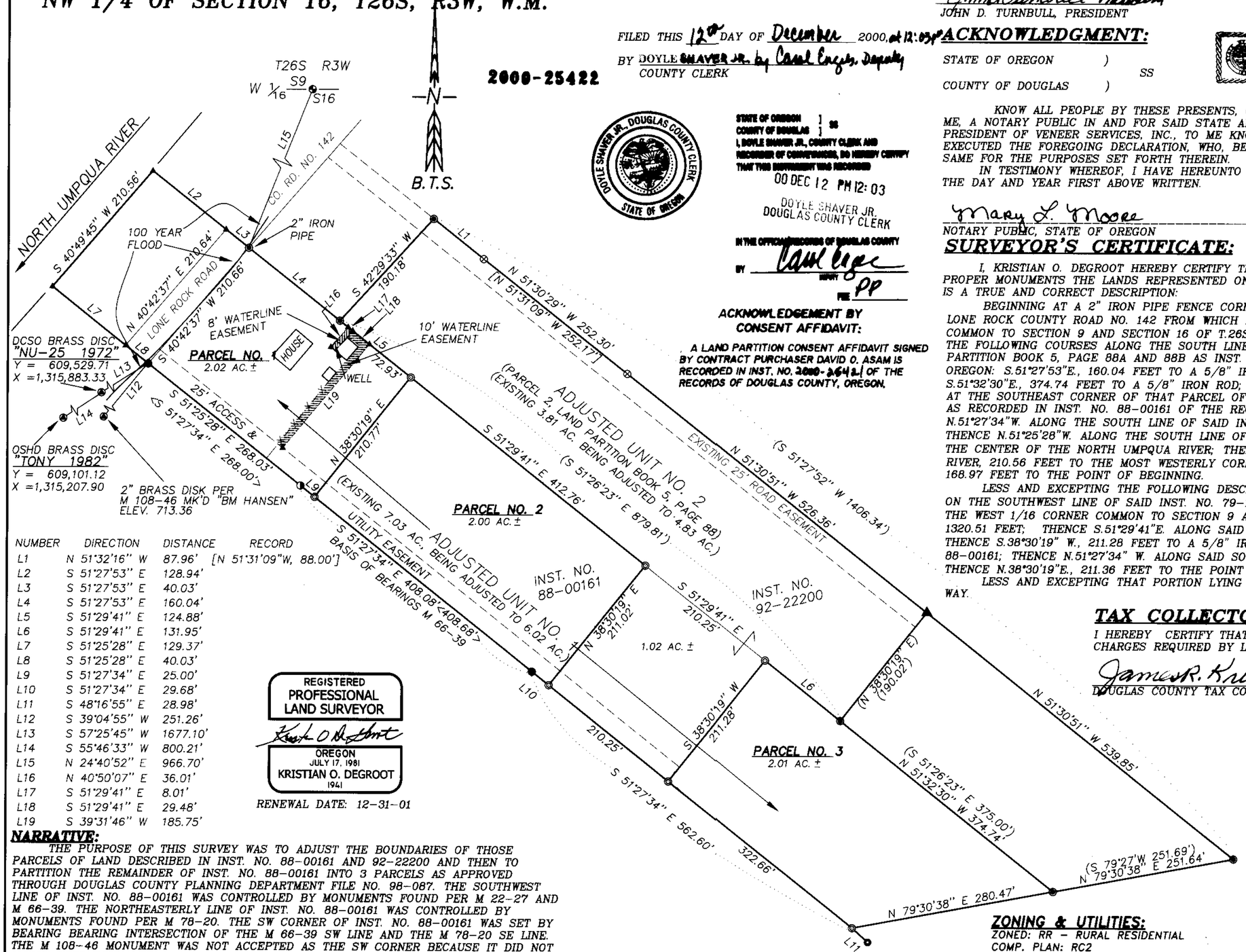
BY DOYLE SHAVER JR. by Carol Enger, Deputy — COUNTY CLERK

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
00 DEC 12 PM 12:03
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Enger
FEE $10

ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT SIGNED BY CONTRACT PURCHASER DAVID O. ASAM IS RECORDED IN INST. NO. 2000-25421 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.



NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 51°32'16" W	87.96'	[N 51°31'09"W, 88.00']
L2	S 51°27'53" E	128.94'	
L3	S 51°27'53" E	40.03'	
L4	S 51°27'53" E	160.04'	
L5	S 51°29'41" E	124.88'	
L6	S 51°29'41" E	131.95'	
L7	S 51°25'28" E	129.37'	
L8	S 51°25'28" E	40.03'	
L9	S 51°27'34" E	25.00'	
L10	S 51°27'34" E	29.68'	
L11	S 48°16'55" E	28.98'	
L12	S 39°04'55" W	251.26'	
L13	S 57°25'45" W	1677.10'	
L14	S 55°46'33" W	800.21'	
L15	N 24°40'52" E	966.70'	
L16	N 40°50'07" E	36.01'	
L17	S 51°29'41" E	8.01'	
L18	S 51°29'41" E	29.48'	
L19	S 39°31'46" W	185.75'	

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941
RENEWAL DATE: 12-31-01

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 88-00161 AND 92-22200 AND THEN TO PARTITION THE REMAINDER OF INST. NO. 88-00161 INTO 3 PARCELS AS APPROVED THROUGH DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-087. THE SOUTHWEST LINE OF INST. NO. 88-00161 WAS CONTROLLED BY MONUMENTS FOUND PER M 22-27 AND M 66-39. THE NORTHEASTERLY LINE OF INST. NO. 88-00161 WAS CONTROLLED BY MONUMENTS FOUND PER M 78-20. THE SW CORNER OF INST. NO. 88-00161 WAS SET BY BEARING BEARING INTERSECTION OF THE M 66-39 SW LINE AND THE M 78-20 SE LINE. THE M 108-46 MONUMENT WAS NOT ACCEPTED AS THE SW CORNER BECAUSE IT DID NOT MATCH DEED DISTANCE, M 66-39 DISTANCE, M 78-20 BEARING OR M 22-27 BEARING AND DISTANCE. THE NE LINE OF INST. NO. 92-22200 WAS CONTROLLED BY MONUMENTS FOUND PER M 78-20 AND RM 3-80. THE BOUNDARY LINES WERE ADJUSTED AND INST. NO. 88-00161 WAS PARTITIONED AS SHOWN ON THE FACE OF THE MAP AS DIRECTED BY THE LAND OWNERS.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT VENEER SERVICES INC. IS THE OWNER 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 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 HAS CAUSED THE 25 FOOT ACCESS AND UTILITY EASEMENT AND THE 8 FOOT AND 10 FOOT WATERLINE EASEMENTS SHOWN HEREON TO BE CREATED.

John D. Turnbull President
JOHN D. TURNBULL, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

NOTARIAL SEAL — MARY L MOORE — NOTARY PUBLIC OREGON — COMMISSION NO 323479 — MY COMMISSION EXPIRES MAY 16, 2003

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF November, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN D. TURNBULL, PRESIDENT OF VENEER SERVICES, INC., 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.

Mary L. Moore
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:

BEGINNING AT A 2" IRON PIPE FENCE CORNER ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF LONE ROCK COUNTY ROAD NO. 142 FROM WHICH A BRASS CAPPED IRON PIPE AT THE WEST 1/16 CORNER COMMON TO SECTION 9 AND SECTION 16 OF T.26S., R.3W., W.M. BEARS N.24°40'52"E., 966.70 FEET; THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF THAT MAJOR LAND PARTITION RECORDED IN LAND PARTITION BOOK 5, PAGE 88A AND 88B AS INST. NO. 79-12110 OF THE RECORDS OF DOUGLAS COUNTY, OREGON: S.51°27'53"E., 160.04 FEET TO A 5/8" IRON ROD, S.51°29'41"E., 879.85 FEET TO A 5/8" IRON ROD, S.51°32'30"E., 374.74 FEET TO A 5/8" IRON ROD; THENCE S.79°30'38"W., 280.47 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO VENEER SERVICES, INC. AS RECORDED IN INST. NO. 88-00161 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.51°27'34"W. ALONG THE SOUTH LINE OF SAID INST. NO. 88-00161, 970.68 FEET TO A 5/8" IRON ROD; THENCE N.51°25'28"W. ALONG THE SOUTH LINE OF SAID INST. NO. 88-00161, 437.43 FEET TO A POINT IN THE CENTER OF THE NORTH UMPQUA RIVER; THENCE N.40°49'45"E. UPSTREAM ALONG THE CENTER OF SAID RIVER, 210.56 FEET TO THE MOST WESTERLY CORNER OF SAID INST. NO. 79-12110; THENCE S.51°27'53"E., 168.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD ON THE SOUTHWEST LINE OF SAID INST. NO. 79-12110 FROM WHICH A 1" IRON PIPE WITH BRASS CAP AT THE WEST 1/16 CORNER COMMON TO SECTION 9 AND SECTION 16 OF T26S, R3W, W.M. BEARS N.6°11'05"W., 1320.51 FEET; THENCE S.51°29'41"E. ALONG SAID SOUTHWEST LINE, 210.25 FEET TO A 5/8" IRON ROD; THENCE S.38°30'19" W., 211.28 FEET TO A 5/8" IRON ROD ON THE SOUTHWEST LINE OF SAID INST. NO. 88-00161; THENCE N.51°27'34" W. ALONG SAID SOUTHWEST LINE, 210.25 FEET TO A 5/8" IRON ROD; THENCE N.38°30'19"E., 211.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE LONE ROCK COUNTY ROAD NO. 142 RIGHT OF WAY.

TAX COLLECTORS CERTIFICATE:

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

James R. Kruger — DOUGLAS COUNTY TAX COLLECTOR — 12-12-00 DATE

2000-25422

LEGEND:

- ◎ = SET 5/8" X 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ● = FOUND 1/2" IRON ROD PER M 22-27
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M 78-20
- ● = FOUND 5/8" IRON ROD PER M 108-46
- ⊗ = FOUND 5/8" IRON ROD PER RM 3-80
- ◑ = FOUND 5/8" IRON ROD PER M 66-39
- ◉ = FOUND BRASS DISC AS NOTED.
- ◓ = FOUND 1966 DCSO PER PLSS ID# 320500
- ▲ = COMPUTED POINT NOT SET
- ( ) = RECORD PER M 78-20
- [ ] = RECORD PER RM 3-80
- < > = RECORD PER M 66-39

ZONING & UTILITIES:

ZONED: RR - RURAL RESIDENTIAL
COMP. PLAN: RC2
WATER: PARCEL 1-NORTH UMPQUA RIVER
PARCEL 2&3 - WELL
SEWER: GLIDE-IDLEYLD SEWER DIST.
PLANNING FILE NO. 98-087

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 100'	FOR: VENEER SERVICES INC. P.O. BOX 407 HUBBARD, OREGON 97032	JOB #: 98-010
	DATE: NOVEMBER, 2000		FILE NAME: VSILP.DWG
			SHEET 1 OF 1

2000-0090

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