

2001-1002

LAND PARTITION

PARCEL 1, LAND PARTITION 1996-0070
PORTIONS OF SW1/4, SEC 18, T26S, R5W,WM
&
SE1/4, SEC 13, TWP 26 S, R6W,WM
DOUGLAS COUNTY, OREGON
SEPTEMBER 2000
SCALE 1" = 100'

APPROVALS

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

James R. Kuegel 8-3-01
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic JULY 16, 2001
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronny Ah 07-17-01
DOUGLAS COUNTY SURVEYOR DATE

FILED 6th DAY OF August 2001 4:43 O'CLOCK

DOYLE SHAVER JR.,
COUNTY CLERK
By Challenges, Deputy



DECLARATION 2001-18079

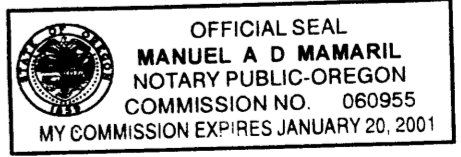
KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAMES D. BACON AND PEGGY L. BACON, THE OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND DO DEDICATE THE EASEMENTS DESCRIBED IN DEED INSTRUMENT NUMBERS 95-21892, 95-12042 AND 85-11844.

James D. Bacon JAMES D. BACON
Peggy L. Bacon PEGGY L. BACON

ACKNOWLEDGMENT

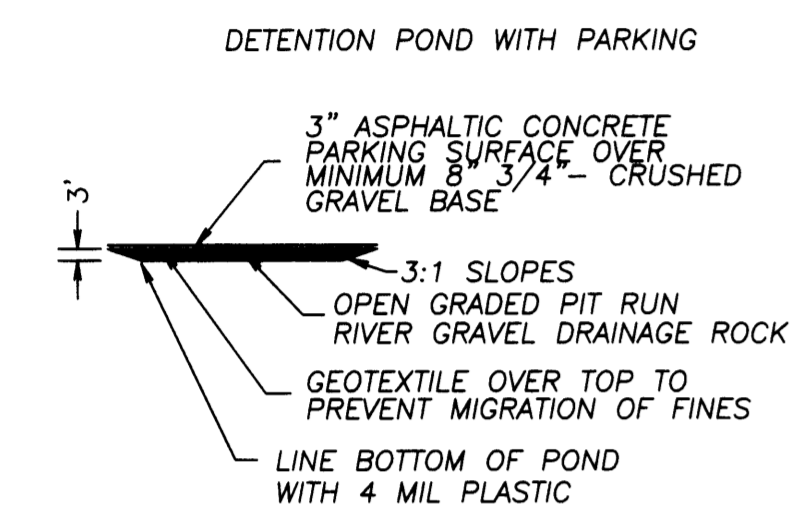
STATE OF OREGON)
COUNTY OF WASHINGTON)
KNOW ALL MEN BY THESE PRESENTS THAT ON THE 5th DAY OF December, 2000, BEFORE ME APPEARED JAMES D. BACON AND PEGGY L. BACON, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.
Manuel A. D. Mamaril
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: January 20, 2001



NOTE:
DETENTION POND REQUIRES A STORAGE VOLUME OF 4,500 CUBIC FEET. OWNER WISHES TO USE THE AREA OVER THE DETENTION POND FOR PARKING OF VEHICLES AND OR ACCESS DRIVEWAY. THE POND WILL BE FILLED WITH CLEAN RIVER RUN ROCK, COVERED WITH GEOTEXTILE TO PREVENT FINES FROM MIGRATING TO THE RIVER RUN ROCK AND BACKFILLED WITH CRUSHED ROCK FOR THE PARKING LOT AND OR ACCESS DRIVEWAY BASE.
VOID RATIO FOR THE RIVER ROCK IS APPROXIMATELY 0.40. THE VOLUME OF THE DETENTION POND WILL BE INCREASED FROM 165 CUBIC YARDS TO 500 CUBIC YARDS TO PROVIDE THE NECESSARY STORAGE IN THE VOIDS OF THE ROCK.
THIS WILL PROVIDE FOR STORAGE OF STORM RUNOFF WATER FOR A TEN-YEAR TEN MINUTE RAIN STORM.

PARTITIONERS AND OWNERS
James D & Peggy L Bacon
15960 South Sandalwood Road
Oregon City, 97045

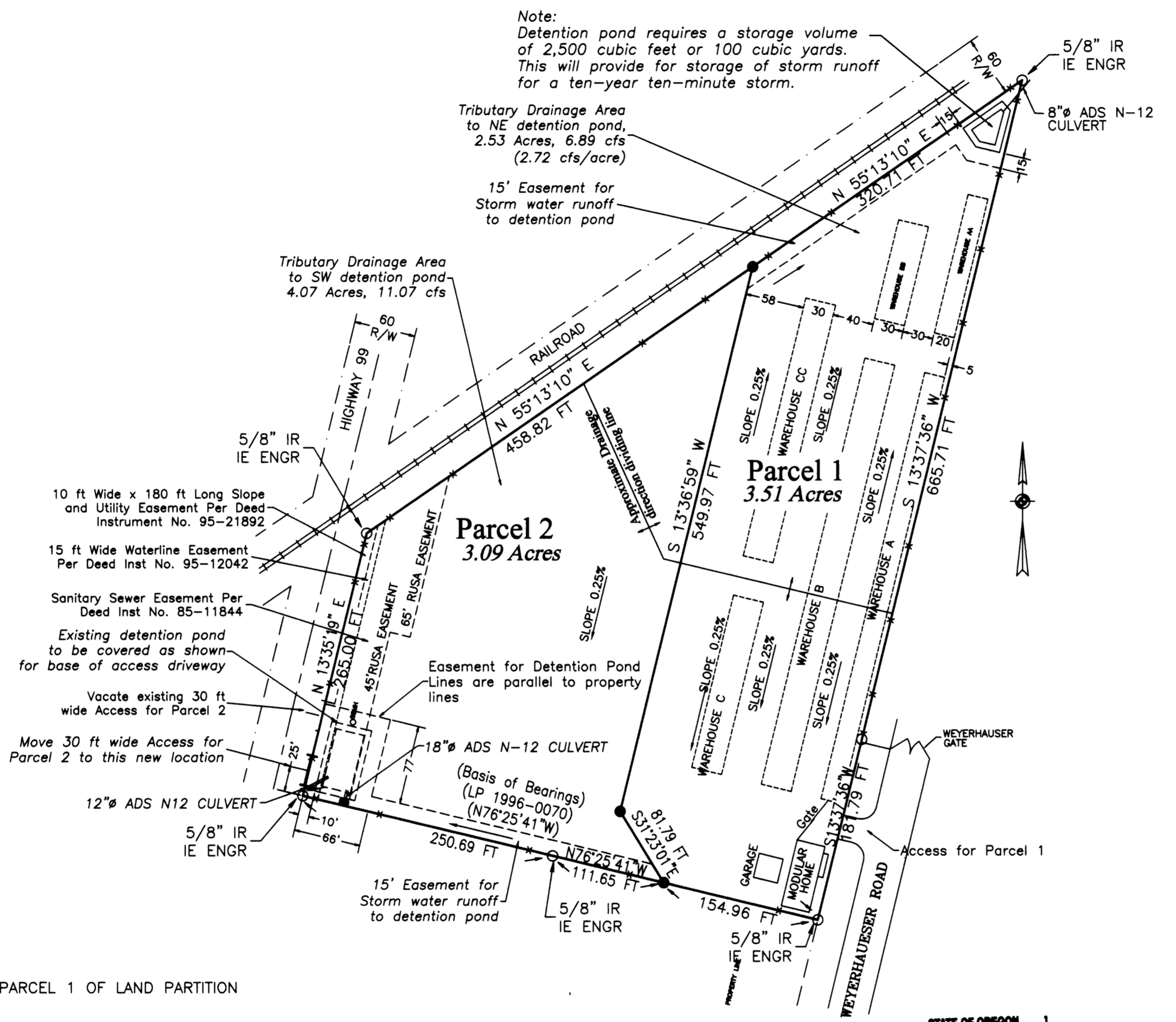


- FND 5/8" IR, UNLESS OTHERWISE NOTED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181

Tax Lot 100, Section 13DD, T26S, R6W,WM
Tax Account 7444.45
Water Umpqua Basin Water Association
Sewer Roseburg Urban Sanitary Authority
Zone Heavy Industrial

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF LAND PARTITION 1996-0070 INTO 2 PARCELS.
WE USED FOUND MONUMENTS FROM LP 1996-0070. BASIS OF BEARING SOUTH LINE OF PARCEL 1, LP 1996-0070.
THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WERE PERFORMED BY MAURICE E FARR.

SURVEYOR'S CERTIFICATE
I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY SHOWN HEREIN, SAID PROPERTY BEING PARCEL 1 OF LAND PARTITION 1996-0070.
Maurice Farr
MAURICE E. FARR LS 1181



REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice Farr
OREGON SEPT. 23, 1977 MAURICE E. FARR 1181
EXPIRES 12-31-01

SURVEYED BY
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470

STATE OF OREGON | 98
COUNTY OF DOUGLAS | 98
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
01 AUG -6 AM 9:43
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Challenges DEPUTY

2001-0067