



2002-0034 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT CARL DEAN BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE 10 FOOT WIDE WATERLINE EASEMENT AND THE 30 FOOT WIDE ACCESS EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 2 AND 3.

*Carl Dean Barron*  
CARL DEAN BARRON, TRUSTEE

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF July, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL DEAN BARRON AS TRUSTEE OF THE CARL DEAN BARRON TRUST, 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:

THOSE PARCELS OF LAND DESCRIBED IN A DEED TO CARL DEAN BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST AS RECORDED IN INSTRUMENT NO. 2001-10117 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN THAT DEED TO PETER E. GNAEDINGER AND KAY A. GNAEDINGER RECORDED IN INSTRUMENT NO. 2001-25573 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING ANY PORTION LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 5/8" IRON ROD AT THE EASTERLY END OF THAT AGREEMENT LINE DESCRIBED IN INSTRUMENT NO. 73-16250 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 OF T.26S., R.3W., W.M. BEARS S.74°38'29"E., 4634.26 FEET; THENCE THE FOLLOWING COURSES ALONG AN EXISTING FENCE LINE: S.87°37'13"E., 1621.90 FEET TO A 5/8" IRON ROD, S.0°52'48"E., 138.24 FEET TO A FENCE CORNER, S.1°41'58"E., 160.18 FEET TO A FENCE CORNER, S.0°52'58"E., 193.74 FEET TO A FENCE CORNER, S.1°04'32"E., 993.59 FEET TO A FENCE CORNER, S.1°38'43"W., 197.49 FEET TO A FENCE CORNER, S.0°30'52"W., 424.55 FEET TO A FENCE CORNER, S.0°28'09"W., 320.58 FEET TO A 5/8" IRON ROD; THENCE S.0°00'00"E. LEAVING SAID FENCE LINE, 723.52 FEET TO A 5/8" IRON ROD; THENCE N.90°00'00"E., 1675.38 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF BUCKHORN COUNTY ROAD NO. 17.

**TAX COLLECTORS CERTIFICATE:**

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

*Janice K. Inoué*  
DOUGLAS COUNTY TAX COLLECTOR  
8/9/02  
DATE

**ZONING & UTILITIES:**

ZONING: EXCLUSIVE FARM USE - GRAZING (FG)  
COMP. PLAN: AGRICULTURAL  
WATER: WELL W/WATERLINE EASEMENT  
SEWER: SEPTIC  
PLANNING FILE NO. 02-008 **2002-21342**



RENEWAL DATE: 12-31-03

**PARTITION PLAT**

LOCATED IN

**SEC. 25 & SEC. 36, T.26S., R.4W., W.M.**  
**SEC. 30 & SEC. 31, T.26S., R.3W., W.M.**  
**DOUGLAS COUNTY, OREGON**

**APPROVALS:**

*Keith L. Cubie* AUGUST 7, 2002  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Wan* 8-8-02  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 9th DAY OF AUGUST 2002

AT 3:44 P.M. By Deputy  
BY DOYLE SHAVER JR. *Glenn J. Burnett*  
DOUGLAS 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

02 AUG -9 PM 3:44

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glenn J. Burnett*

DEPUTY

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE BARRON PROPERTY INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-008. THIS SURVEY IS AN EXTENSION OF SURVEY WORK PERFORMED UNDER M 138-73. THE WEST LINE WAS SURVEYED UNDER M 138-73. THE NORTH LINE AND EAST LINE OF PARCEL 3 AND THE NORTH LINE OF THE LOT OF RECORD WAS CONTROLLED BY EXISTING FENCE LINES. DEEDS ARE BEING PREPARED TO ADJUST THE BOUNDARY LINES TO THESE EXISTING LONG STANDING FENCE LINES. BUCKHORN COUNTY ROAD NO. 17 WAS CONTROLLED BY MONUMENTS FOUND PER 1964 ROAD PLANS. THE SUBDIVISION OF SECTION 31 WAS COMPUTED FROM CONTROLLING CORNERS FOUND AT THE NE, NW, SW, S 1/4 AND E 1/4 CORNERS OF SECTION 31. THE ORIGINAL NW CORNER OF SECTION 31 WAS RECOVERED AND REMONUMENTED UNDER THIS SURVEY. THE N 1/4 AND W 1/4 CORNERS WERE NOT RECOVERED AND PROPORTIONATE POSITIONS WERE COMPUTED FOR THESE CORNERS. THE N 1/16 CORNER OF SECTIONS 31 & 32 WAS ESTABLISHED AND THE NORTH LINE OF PARCEL 2 WAS MONUMENTED ON THE NORTH LINE OF GOVERNMENT LOT 10. THE SE CORNER OF SECTIONS 31 WAS COMPUTED AT THE INTERSECTION OF M 138-27 AND M 138-49 DISTANCES. THE SW CORNER OF PARCEL 2 WAS COMPUTED AT THE M 43-62 DISTANCE EAST OF THE S 1/4 CORNER OF SECTION 31 AND THE WEST LINE OF PARCEL 2 LYING SOUTH OF BUCKHORN ROAD WAS COMPUTED FROM THIS CORNER TO A FOUND M 43-62 MONUMENT. THE 30 FOOT ACCESS EASEMENT WAS SURVEYED ALONG THE CENTERLINE OF AN EXISTING ROADWAY.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A NIKON DTM 531 AND SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

**CORNER NOTES:**

Ⓐ SET A 2" x 30" IRON PIPE 26" IN THE GROUND WITH A 3" BRASS CAP STAMPED:

T26S  
R4W R3W  
S25 S30  
S36 S31  
2002  
PLS 1941

FROM WHICH AN ORIGINAL BEARING TREE:  
A ROOT HOLE BEARS N.58°00"E., 354.42 FEET WITH AN UPROOTED 42" BLACK OAK ALONGSIDE WITH NO SCRIBE MARK VISIBLE ON A ROTTED BLAZE.

AND NEW BEARING TREES:  
A 6" D. FIR BEARS N.42°30"E., 86.2 FEET, SCRIBED "T26S R3W S30 BT"  
A 6" D. FIR BEARS S.48°30"E., 21.6 FEET, SCRIBED "T26S R3W S31 BT"  
A 11" D. FIR BEARS S.14°15"W., 79.4 FEET SCRIBED "T26S R4W S36 BT"  
A 6" D. FIR BEARS N.22°40"W., 80.9 FEET, SCRIBED "T26S R4W S25 BT"

2002-21342

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

SCALE: 1" = 400'  
DATE: JUNE 7, 2002

FOR: CARL D. BARRON  
P.O. BOX 940  
ROSEBURG, OREGON 97470

2002-21342

JOB #: 02-004  
FILE: BUCKHORN.DWG  
SHEET 2 OF 2

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 50°55'49" E	122.53'	L40	N 84°12'49" E	400.04'
L2	S 54°06'23" E	257.23'	L41	S 84°02'20" W	59.63'
L3	S 71°47'01" E	149.36'	L42	S 89°40'54" W	553.40'
L4	S 69°41'52" E	425.47'	L43	N 86°49'22" W	245.04'
L5	S 51°38'27" E	317.85'	L44	N 87°19'11" W	303.25'
L6	S 69°51'52" E	170.20'	L45	S 89°41'36" W	502.87'
L7	S 49°26'25" E	52.87'	L46	N 00°28'09" E	320.58'
L8	S 28°43'07" E	130.55'	L47	N 00°30'52" E	424.55'
L9	S 24°44'58" E	262.73'	L48	N 01°38'43" E	197.49'
L10	S 24°14'02" E	201.45'	L49	N 01°04'32" W	993.59'
L11	S 04°16'32" E	201.49'	L50	N 00°52'58" W	193.74'
L12	S 02°03'33" E	114.09'	L51	N 01°41'58" W	160.18'
L13	S 02°03'33" E	229.64'	L52	N 00°52'48" W	138.24'
L14	S 46°54'10" W	98.41'	L53	N 87°57'00" W	163.01'
L15	S 48°06'24" W	182.05'	L54	N 71°41'06" E	70.63'
L16	S 41°04'57" W	121.65'	L55	N 61°38'47" E	82.62'
L17	S 47°06'07" W	91.87'	L56	N 51°49'30" E	103.38'
L18	S 44°17'04" W	111.66'	L57	N 38°40'12" E	52.42'
L19	S 26°02'34" W	151.17'	L58	N 37°49'42" E	112.32'
L20	S 15°00'59" E	108.12'	L59	N 25°10'57" W	115.88'
L21	S 27°04'47" E	194.60'	L60	S 82°20'41" W	106.85'
L22	S 13°25'24" W	187.55'	L61	S 28°46'25" W	220.39'
L23	S 24°07'44" W	72.03'	L62	S 54°15'05" W	232.20'
L24	S 00°50'37" W	432.79'	L63	S 72°35'22" W	134.73'
L25	S 14°24'42" E	259.24'	L64	S 26°34'37" W	88.81'
L26	S 16°53'44" E	173.68'	L65	N 24°45'14" W	261.48'
L27	N 00°07'19" E	30.00'	L66	N 16°32'26" W	118.27'
L28	N 00°30'36" W	30.00'	L67	N 26°31'01" W	52.31'
L29	N 89°29'24" E	306.70'	L68	N 46°20'53" W	123.19'
L30	N 89°29'24" E	868.47'	L69	N 08°18'05" W	114.26'
L31	N 59°27'20" E	70.10'	L70	N 26°51'28" W	12.68'
L32	N 60°27'30" E	126.16'	L71	N 08°36'16" W	100.00'
L33	N 46°41'59" E	241.13'	L72	N 00°00'49" E	2016.68'
L34	N 42°23'48" E	65.36'	[L35	S 47°48'24" E	373.23']
L35	N 47°45'20" W	373.19'	[L36,37	S 16°35'21" W	476.35']
L36	N 16°37'42" E	429.99'	[L38	S 23°04'34" W	156.19']
L37	N 16°37'42" E	46.00'	[L39	S 05°51'06" E	296.71']
L38	N 23°06'07" E	156.11'	[L40	S 84°10'00" W	400.00']
L39	N 05°49'23" W	296.66'			

NUMBER	DELTA	RADIUS	ARC	CHORD	BRG	CHORD
C1	25°56'39"	1115.92	505.30	N 76°31'05" E		500.99
C2	25°57'07"	1175.92	532.63	N 76°30'54" E		528.08
C3	05°35'09"	1236.23	120.52	N 52°12'09" E		120.47
C4	20°32'47"	1236.23	443.31	N 39°08'11" E		440.94
C5	07°07'37"	1246.23	155.02	N 22°55'27" E		154.92
C6	11°52'42"	1286.23	266.65	N 08°40'13" E		266.18
C7	03°48'11"	1236.23	82.05	N 03°55'17" W		82.04
C8	53°34'15"	166.56	155.73	S 55°33'33" W		150.12
C9	25°28'40"	318.31	141.54	S 41°30'45" W		140.38
C10	18°20'18"	276.12	88.38	S 63°25'14" W		88.00
C11	46°00'46"	124.83	100.25	S 49°35'00" W		97.57
C12	128°40'09"	117.73	264.39	N 89°05'19" W		212.23
C13	08°12'48"	806.98	115.68	N 20°38'50" W		115.58
C14	09°58'35"	498.22	86.75	N 21°31'44" W		86.64
C15	19°49'52"	260.44	90.14	N 36°25'57" W		89.69
C16	38°02'48"	119.37	79.26	N 27°19'29" W		77.82
C17	24°31'21"	295.09	126.30	N 20°33'46" W		125.33
C18	15°44'30"	238.73	65.59	N 24°57'11" W		65.38

**CORNER NOTES:**

Ⓑ SET A 5/8" x 30" IRON ROD 28" IN THE GROUND WITH A 1 1/2" ALUMINUM CAP STAMPED "N 1/16 31/32". FROM WHICH NEW BEARING TREES:  
A 14" CEDAR BEARS N.72°26'W., 44.9 FEET SCRIBED "N 1/16 S31 BT".  
A 15" CEDAR BEARS N.13°23'E., 57.3 FEET, SCRIBED "N 1/16 S32 BT".

Ⓒ A 1" IRON PIPE PER M 43-62 BEARS S.04°43'05"E., 5.40 FEET.

2002-0034 B