



# LAND PARTITION

for Box J Ranch  
PARCEL 1 OF LAND PARTITION 2002-0053

LOCATED IN THE NE 1/4 AND NW 1/4 AND SE 1/4 OF SEC. 34 & THE NW 1/4 & SW 1/4 OF SEC. 35,  
T.26S., R.05W., W.M.  
DOUGLAS COUNTY, OREGON  
MARCH 2003

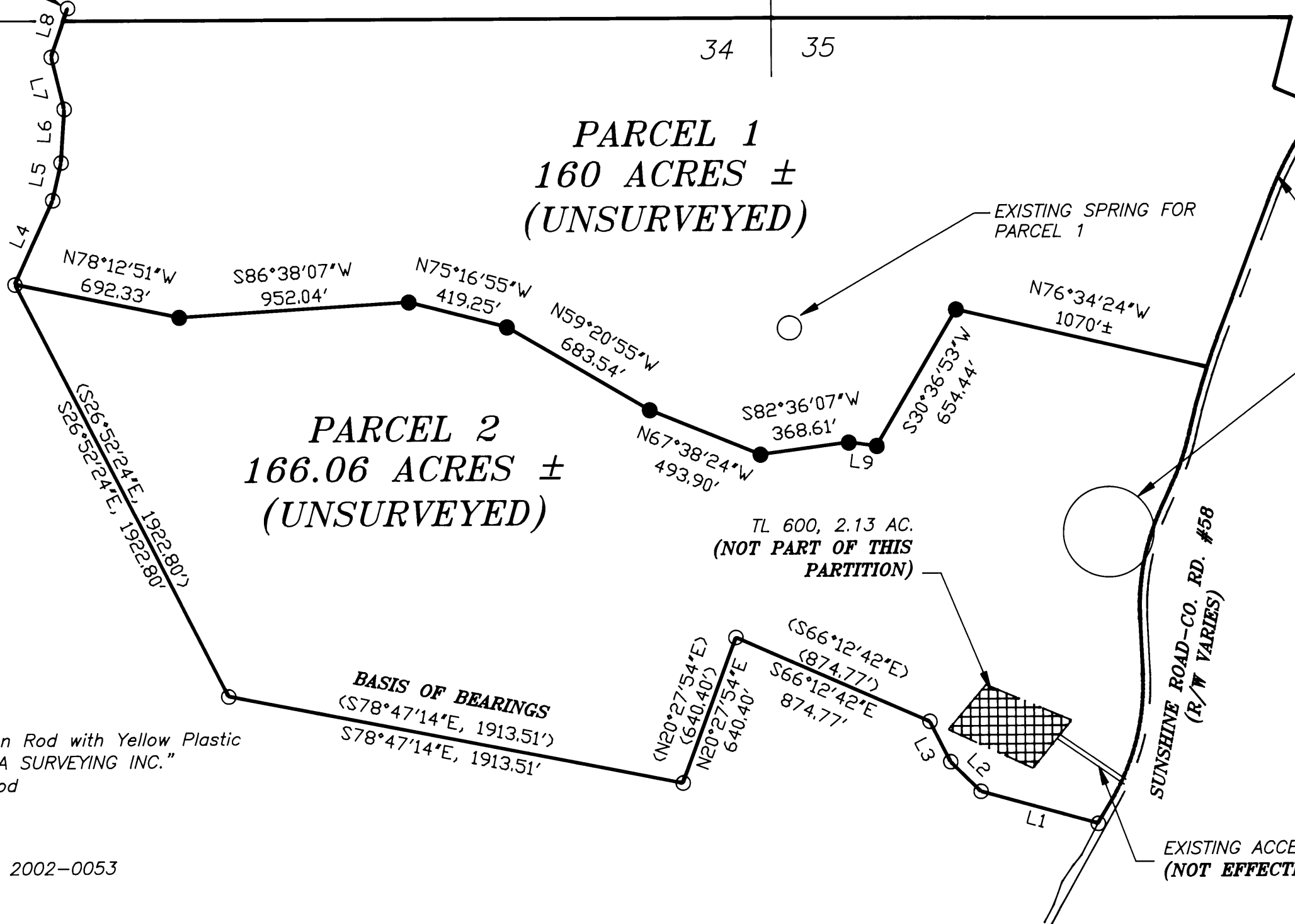
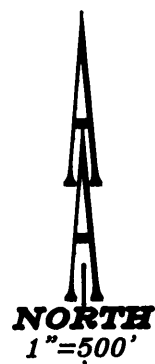
28 | 27  
33 | 34

27 | 26  
34 | 35

Legal Owner/Partitioner: Larry Johnston, Terry Johnston  
3890 Sunshine Road  
Roseburg, OR 97470

Water: Parcel 1-Spring Parcel 2-Well  
Sewer: Septic  
Zoning: Farm Forest (FF), Farm Grazing (FG)  
Number of Parcels: 2  
Comp. Plan: FFT, AGG  
Planning Department  
File No.: 03-003

REFERENCE MONUMENT  
PER 2002-0053



EXISTING SPRING FOR  
PARCEL 1

ACCESS POINT  
PARCEL 1

EXISTING HOUSE,  
ACCESSORY BUILDINGS,  
WELL, ACCESS POINT,  
AND SEPTIC LOCATION  
FOR PARCEL 2

**APPROVALS:**

*Keith L. Cubie* MAY 1, 2003  
Douglas County Planning Director Date

*Randy Wen* 5-02-03  
Douglas County Surveyor Date

**LEGEND:**

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Found 5/8" Iron Rod
- △ Calculated Point

**RECORD INFORMATION:**

( ) Land Partition 2002-0053

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

*Sandra K. Greel* 5/5/03  
Douglas County Tax Collector Date

**ACKNOWLEDGMENT:**

State of Oregon )  
County of Douglas )

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 16 day of April, 2002, before me, a Notary Public in and for said State and County, did personally appear Larry Johnston and Terry Johnston, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

*Rose M. Quimby*  
Notary Public, State of Oregon

Commission Number: 324936

My commission expires on: 4/30/03

**NARRATIVE:**

The purpose of this survey is to partition the subject property shown hereon and to monument the interior line between Parcel 1 & 2.

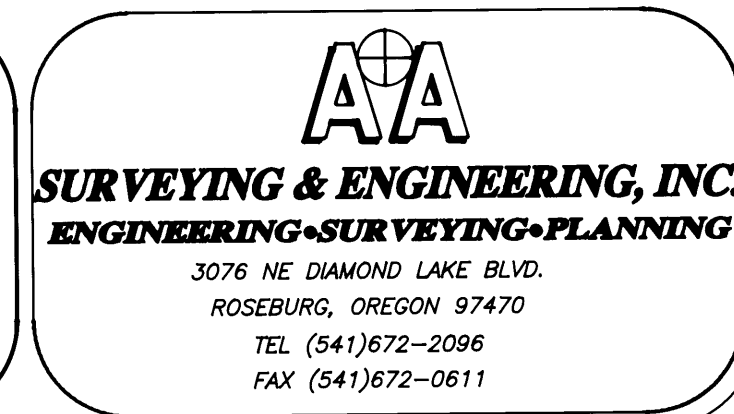
NUMBER	RECORD DIRECTION	RECORD DISTANCE	MEASURED DIRECTION	MEASURED DISTANCE
L1	(S74°23'59"E)	(502.81')	S74°23'59"E	502.81'
L2	(S45°23'14"E)	(175.40')	S45°23'14"E	175.40'
L3	(S26°37'13"E)	(188.11')	S26°37'13"E	188.11'
L4	(S24°32'43"W)	(382.50')	S24°32'43"W	382.50'
L5	(S12°51'33"W)	(159.67')	S12°51'33"W	159.67'
L6	(S03°51'39"W)	(222.60')	S03°51'39"W	222.60'
L7	(S13°29'28"E)	(222.32')	S13°29'28"E	222.32'
L8	(S19°02'02"W)	(214.18')	S19°02'02"W	214.18'
L9			N82°20'28"W	117.18'

**SURVEYOR'S CERTIFICATE:**

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described as:

Parcel 1 per Land Partition 2002-0053, Records of Douglas County, Oregon.

*Herman A. Pieske*  
Herman A. Pieske



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS: that Larry Johnston and Terry Johnston, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

*Larry Johnston*  
Larry Johnston

*Terry Johnston*  
Terry Johnston



2003-011976 8:26 A.M.  
Filed this 6<sup>th</sup> day of MAY, 2003  
*Barbara E. Nielsen*  
Douglas County Clerk BY: DEPUTY

2003-0035

2003-0035