



PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
12/13/2004 03:14:18 PM  
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# LAND PARTITION

IN A PORTION OF SW1/4 OF SEC. 30, T25S, R6W,WM AND  
IN PORTIONS OF S1/2 OF SEC. 25; E1/2 OF SE1/4 OF SEC. 26;  
NE1/4 OF SEC. 35; AND N1/2 OF SEC. 36; IN T25S, R7W,WM  
PROPERTY I.D. Nos. R121460, R30608, R30624, R121461, R121462 & R121463

DOUGLAS COUNTY, OREGON  
NOVEMBER 2004  
SCALE 1" = 400'

## APPROVALS

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

*Sandra K. Conree* 12/13/04  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 12/13/04  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Romy Wan* 12-13-04  
DOUGLAS COUNTY SURVEYOR DATE

FILED 13<sup>th</sup> DAY OF DECEMBER, 2004 PM 3:14  
2004-029953

BARBARA E. NIELSEN  
COUNTY CLERK By: DEPUTY



## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, NANCY IVERSON BAIRD, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DO DEDICATE THE EASEMENTS FOR THE USE OF THE OWNERS THEREOF.

*Nancy Iverson Baird*  
NANCY IVERSON BAIRD

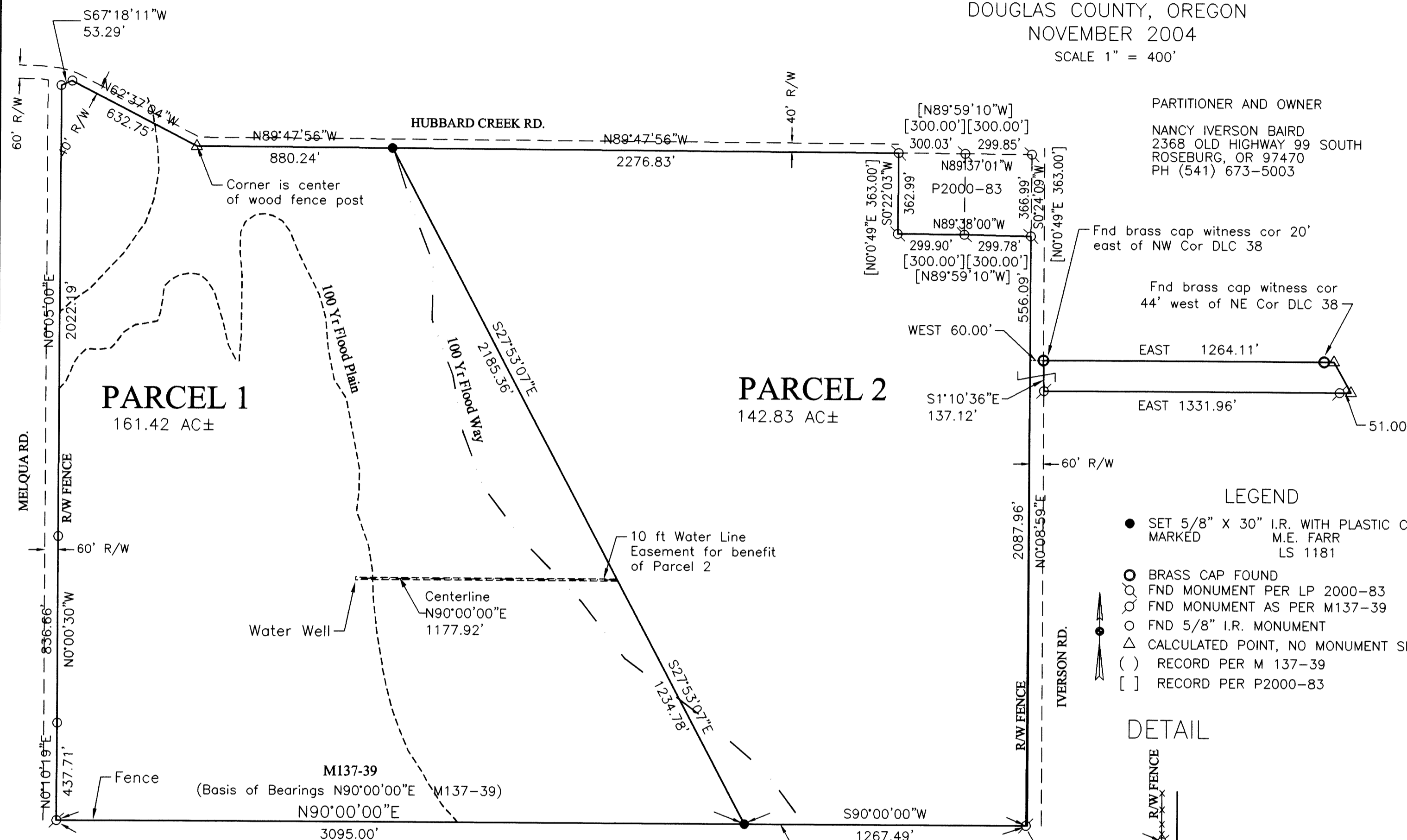
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 13<sup>th</sup> DAY OF December, 2004, BEFORE ME APPEARED NANCY IVERSON BAIRD, WHO BEING DULY SWORN, DID SAY THAT SHE SIGNED THE DECLARATION SET FORTH HEREON AS HER 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.

*Kelli Delaney*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 10-27-07



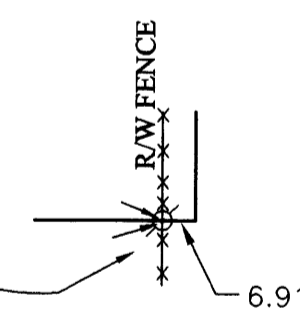
PARTITIONER AND OWNER  
NANCY IVERSON BAIRD  
2368 OLD HIGHWAY 99 SOUTH  
ROSEBURG, OR 97470  
PH (541) 673-5003

Fnd brass cap witness cor 20' east of NW Cor DLC 38  
Fnd brass cap witness cor 44' west of NE Cor DLC 38

## LEGEND

- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- BRASS CAP FOUND
- FND MONUMENT PER LP 2000-83
- FND MONUMENT AS PER M137-39
- FND 5/8" I.R. MONUMENT
- △ CALCULATED POINT, NO MONUMENT SET
- ( ) RECORD PER M 137-39
- [ ] RECORD PER P2000-83

## DETAIL



LENGTH OF SOUTH LINE DOES NOT MATCH THE CALCULATED DISTANCE PER INST. NO. 97-18017 BECAUSE OF A DISCREPANCY BETWEEN THE DEED AND THE EXISTING RIGHT-OF-WAY FENCES.

SANITARY SEWER WATER ZONE  
COMPREHENSIVE PLAN PLANNING FILE

SEPTIC TANK & DRAIN FIELD  
WATER WELL  
(FG) EXCLUSIVE FARM USE-GRAZING, & (FC) EXCLUSIVE FARM USE-CROPLAND AGRICULTURE  
NO 02-182

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE A 304.25 ACRE PARCEL OF LAND DESCRIBED IN INSTRUMENT 2002-9262 INTO TWO PARCELS, PARCEL ONE BEING 161.42± AC AND PARCEL TWO BEING 142.83± AC.

WE USED FOUND MONUMENTS FROM SURVEY M137-39 FOR THE SOUTHERN BOUNDARY WHICH IS THE BASIS OF BEARINGS. WE USED FOUND RIGHT-OF-WAY MONUMENTS IN THE EASTERN FENCE LINE OF MELQUA ROAD FOR THE WESTERN BOUNDARY. WE USED THE EASTERN MONUMENT OF SURVEY M137-39 AND THE SOUTHEASTERN MONUMENT OF PARTITION 2000-0083 FOR THE EASTERN BOUNDARY. WE USED THE SOUTHERN AND WESTERN BOUNDARIES OF PARTITION 2000-0083 FOR THE NORTHEASTERLY BOUNDARY LINES. ON THE NORTHERLY BOUNDARY, WE USED THE SOUTHERLY RIGHT-OF-WAY FENCE LINE WHICH IS 20 FEET FROM AND PARALLEL TO THE CENTERLINE OF HUBBARD CREEK ROAD.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A NIKON DTM 520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice Farr*  
OREGON SEPT 23, 1977 MAURICE E. FARR 1181  
EXPIRES 12-31-05

*Maurice Farr*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470

## SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 & 2 SHOWN ON THE ANNEXED PLAT. THAT PROPERTY DESCRIBED IN DEED NUMBER 2002-9262 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

2004-0078

2004-0078