COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1999-0064

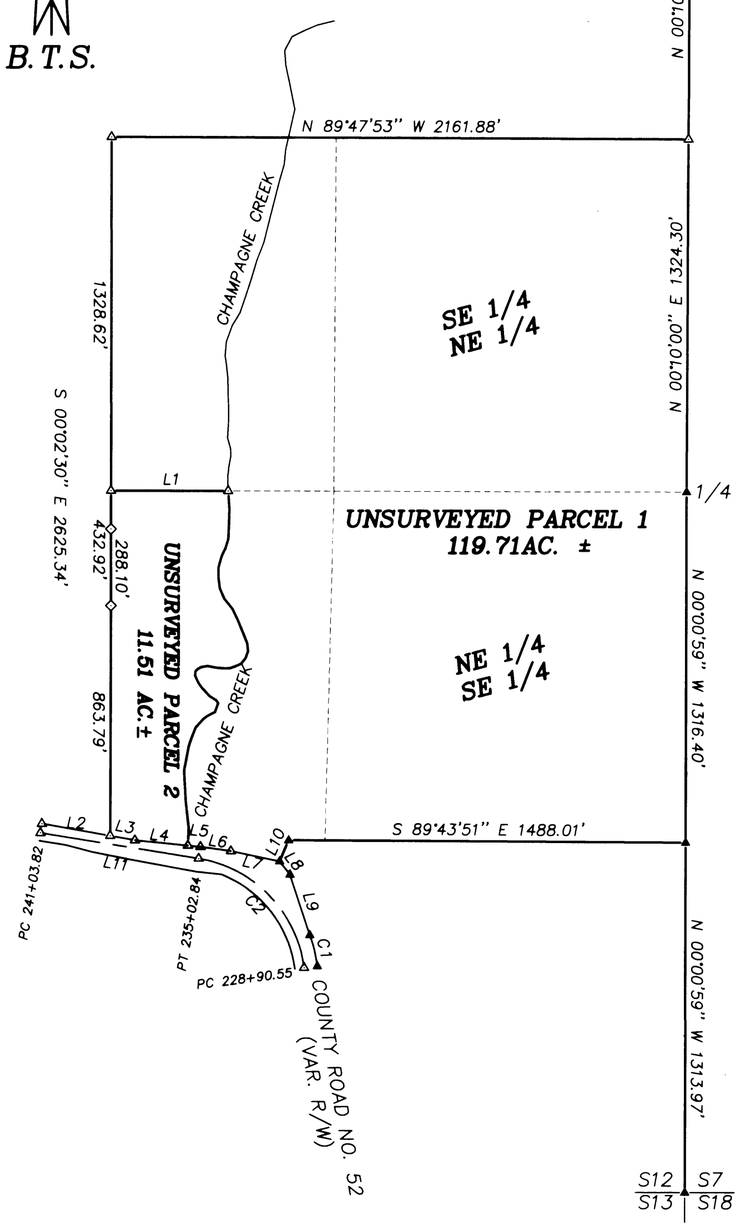
PARTITION PLAT

NE 1/4 & SE 1/4 OF SECTION 12
T.27S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

BASIS OF BEARINGS 1995-0068

B.T.S.

NUMBER	DIRECTION	DISTANCE
L1	S 89°54'44" E	438.93'
L2	S 87°37'02" E	262.13'
L3	S 79°56'42" E	93.58'
L4	S 84°13'39" E	199.73'
L5	S 84°13'39" E	47.89'
L6	S 82°02'30" E	114.90'
L7	S 77°59'13" E	186.85'
L8	S 38°05'12" E	63.13'
L9	S 18°14'56" E	239.07'
L10	N 22°40'39" E	86.75'
L11	S 80°45'16" E	600.98'



99-17115

NUMBER	DELTA	RADIUS '	ARC '	TAN '	CHD. BRG.	CHORD '
C1	13°08'11"	527.46	120.93	60.73	S 13°51'49" E	120.67
C2	73°27'33"	477.46	612.15	356.27	N 44°01'30" W	571.08

LEGEND:

△ = COMPUTED POINT

▲ = COMPUTED PER 1995-0068

◇ = COMPUTED PER CS 55/170-1, CS 55/170-2 & M 40-51

APPROVALS:

Keith L. Cubic — COUNTY PLANNING DIRECTOR — 6/29/99 DATE

Ed Mo[illegible] — COUNTY SURVEYOR DEPUTY — 6-30-99 DATE

FILED THIS 30th DAY OF June 1999, at 12:47 PM

DOYLE SHAVER JR., County Clerk
COUNTY CLERK
by Carol Engels, Deputy

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
99 JUN 30 PM 12:47
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engels
DEPUTY
FEE $0

99-17115

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PAUL S. TRENT, SR. 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 PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Paul S. Trent
PAUL S. TRENT, SR.

ACKNOWLEDGMENT:

STATE OF OREGON)
SS 99-17115
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF June, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL S. TRENT, SR. 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.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 309240
MY COMMISSION EXPIRES APR 17, 2002

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE NOT SURVEYED AND THAT I MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF COURSES OR AREAS OF THE PARCELS SHOWN HEREON AND THAT I HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT FROM EXISTING SURVEYS AND RECORDED DOCUMENTS OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO PAUL S. TRENT, SR. AS RECORDED IN INST. NO. 95-16064 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THIS UNSURVEYED LAND PARTITION PLAT OF INST. NO. 95-16064 WAS COMPILED FROM M 33-41, M 40-51, CS 55/170-1, CS 55/170-2, PARTITION PLAT 1995-0068 AND THE 1975 PLANS FOR COUNTY ROAD NO. 52 AND WAS COMPUTED AND DRAFTED BY KRIS DEGROOT AND BILL WARREN. THE EAST AND SOUTH LINES WERE COMPUTED PER 1995-0068. COUNTY ROAD NO. 52 WAS COMPUTED PER 1995-0068 AND THE 1975 ROAD PLANS. THE WEST LINE WAS COMPUTED PER CS 55/170-1, CS 55/170-2 AND M 40-51. CHAMPAGNE CREEK IS THE EAST LINE OF PARCEL 2 AND WAS DIGITIZED FROM ASSESSOR MAPPING. THE PARCEL AREAS WERE COMPUTED PER THIS PLAT.

TAX COLLECTORS CERTIFICATE:

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

[illegible] 6/30/99
DOUGLAS COUNTY TAX COLLECTOR — DATE

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
COMP. PLAN: AGRICULTURE
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: SEPTIC
PLANNING FILE NO. 98-170

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17, 1986
KRISTIAN O. DEGROOT
RENEWAL DATE 12/31/99

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

SCALE: 1" = 400'
DATE: APRIL, 1999

FOR: PAUL S. TRENT
2850 ROBERTS CREEK ROAD
ROSEBURG, OR 97470

JOB #: 99-040
FILE: TRENT.DWG
SHEET 1 OF 1

1999-0064