LAND PARTITION PLAT

LOCATED IN THE

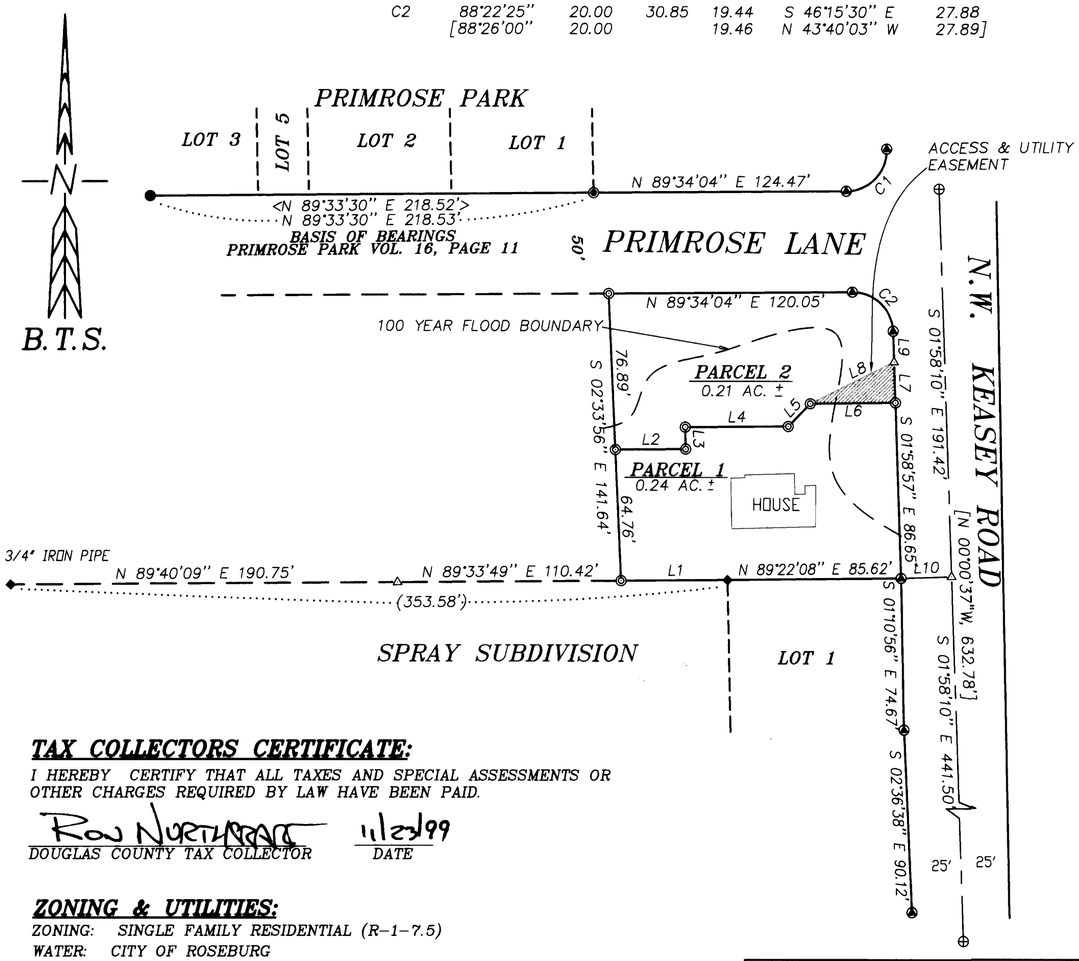
SW1/4, NE1/4, SECTION 14, T.27S., R.6W., W.M.

CITY OF ROSEBURG, OREGON

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ● = FOUND 3/4" IRON PIPE OR AS NOTED PER M 66-69
- ◉ = FOUND 5/8" IRON ROD PER PRIMROSE PARK (VOL.16, PG.11)
- ◭ = FOUND 5/8" IRON ROD PER M 112-20A
- △ = COMPUTED POINT
- ◆ = FOUND 5/8" IRON ROD PER SPRAY SUBDIVISION (VOL. 12, PG. 47) OR AS NOTED
- ⊕ = FOUND STREET MONUMENT, 2 1/2" BRASS DISC PER M 112-20 A
- ( ) = RECORD PER SPRAY SUBDIVISION
- [ ] = RECORD PER M 112-20 A
- < > = RECORD PER PRIMROSE PARK

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
C1	92°19'31"	20.00	32.23	20.83	S 43°37'40" W	28.85
	[92°08'56"	20.00		20.76	S 46°02'26" W	28.81]
C2	88°22'25"	20.00	30.85	19.44	S 46°15'30" E	27.88
	[88°26'00"	20.00		19.46	N 43°40'03" W	27.89]



NUMBER	DIRECTION	DISTANCE
L1	N 89°33'49" E	52.45'
L2	N 89°34'04" E	34.66'
L3	N 01°16'17" W	10.83'
L4	N 89°34'04" E	50.70'
L5	N 43°43'39" E	15.64'
L6	N 89°21'14" E	42.04'
L7	N 01°58'57" W	20.01'
L8	S 63°39'36" W	46.13'
L9	N 01°58'57" W	15.20'
L10	N 88°01'50" E	24.89'

APPROVALS:

COMMUNITY DEVELOPMENT DIRECTOR — 11-23-99 DATE

PUBLIC WORKS DIRECTOR — 11-23-99 DATE

DOUGLAS COUNTY SURVEYOR — 11-23-99 DATE

FILED THIS 24 DAY OF November 1999, at 12:18 pm

BY DOYLE SHAVER JR., COUNTY CLERK by Carol Engle, 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 NOV 24 PM 12: 16

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engle DEPUTY

FEE $10

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-99

99-28330

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CARL D. 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.

Carl Dean Barron Trusta
CARL DEAN BARRON. TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF November, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL D. BARRON, 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC OREGON
COMMISSION NO 323479
MY COMMISSION EXPIRES MAY 19, 2002

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:

THAT PARCEL OF LAND AS DESCRIBED IN INST. NO. 99-14683 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, SPRAY SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 47 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.89°33'49"W. ALONG THE NORTH LINE OF SAID SPRAY SUBDIVISION, 52.45 FEET TO A 5/8" IRON ROD; THENCE N.2°33'56"W. 141.64 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF PRIMROSE LANE; THENCE N.89°34'04"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 120.05 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF KEASEY STREET AS DESCRIBED IN INST. NO 89-17401 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE 30.85 FEET ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT WITH A LONG CHORD OF S.46°15'30"E., 27.88 FEET TO A 5/8" IRON ROD; THENCE S.1°58'57"E. CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 121.86 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF BEAVER'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 11, PAGE 53 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.89°22'08"W. ALONG THE NORTH LINES OF SAID BEAVER'S SUBDIVISION AND SAID SPRAY SUBDIVISION, 85.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INST. NO 99-14683 INTO 2 PARCEL AS APPROVED BY THE CITY OF ROSEBURG UNDER FILE P-99-5. THE SOUTH LINE WAS CONTROLLED BY THE MONUMENTS FOUND PER SPRAY SUBDIVISION. THE NORTH LINE OF SPRAY SUBDIVISION WAS COMPUTED BETWEEN THE NE CORNER OF LOT 1 AND A 3/4" IRON PIPE ON THE NORTH LINE OF LOT 5. THE SW CORNER OF INST. NO. 99-14683 WAS THEN REMONUMENTED PER THE SPRAY SUBDIVISION RECORD. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND ON THE WESTERLY RIGHT OF WAY LINE OF KEASEY STREET PER M 112-20 AND INST. NO. 89-17401. THE NORTH LINE WAS CONTROLLED BY MONUMENTS FOUND ON THE NORTH RIGHT OF WAY LINE OF PRIMROSE LANE PER M 62-65, M 66-69 AND M 112-20 WITH THE NW CORNER ESTABLISHED BY HOLDING THE RECORD ANGLE PER INST. NO. 99-14683 BETWEEN THE NORTH LINE AND THE WEST LINE.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND NOLAN FROMDAHL USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Ron Northcraft — 11/23/99
DOUGLAS COUNTY TAX COLLECTOR — DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1-7.5)
WATER: CITY OF ROSEBURG
SEWER: RUSA
PLANNING FILE NO. P-99-5

99-28330

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

SCALE: 1" = 50'
DATE: OCTOBER, 1999

FOR: CARL DEAN BARRON TRUST
P.O. BOX 940
ROSEBURG, OR 97470

JOB #: 99-100
FILE: JRVBARRN.DWG
SHEET 1 OF 1

1999-0096

1999-0096