A LAND PARTITION

LOCATED IN SEC. 12, T27S, R3W, W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 200' JANUARY, 1995

LEGEND:

- ○ = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV "
- ◎ = FOUND 2" IRON PIPE CHAIN LINK FENCE CORNER
- ● = FOUND 3/4" X 3/4" T-IRON W/BRASS WASHER PER M 119-43
- ◕ = FOUND 3/4" IRON ROD PER M 11-78
- ◉ = FOUND 5/8" IRON ROD PER M 65-9
- ·x···x···x· = EXISTING FENCELINE
- ▲ = COMPUTED POINT, NOT SET
- ( ) = RECORD CALLS PER M 119-43
- < > = RECORD CALLS PER M 11-78
- [ ] = RECORD CALLS PER 1954 ROAD PLANS
- (( )) = RECORD CALLS PER M 65-9

APPROVALS:

Keith L. Cubic — COUNTY PLANNING DIRECTOR — 3/27/95 DATE

Larry E. Monroe — COUNTY SURVEYOR — DEPUTY — 3/29/95 DATE

FILED THIS 30th DAY OF MARCH 1995, BY GAY FIELDS, County Clerk — COUNTY CLERK
1:04 P.M. 95-06417

TAX COLLECTOR CERTIFICATE:

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

Vicky Sanferani deputy — DOUGLAS COUNTY TAX COLLECTOR — 3-29-95 DATE

STATE OF OREGON] SS.
COUNTY OF DOUGLAS]
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 MAR 30 PM 1:04

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria G. Barnett DEPUTY

FEE PP

ZONING AND UTILITIES:

ZONE: RC5

COMP. PLAN: 5R

WATER: SPRING

SEWER: SUB-SURFACE

EXISTING WATER RIGHT: PERMIT NO. 43476
CERTIFICATE NO. 57028

PLANNING FILE NO. 94-293

SURVEYED BY:
BTS ENGINEERING & SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:
ESTON & EVELYN DUMONT
8584 LITTLE RIVER ROAD
GLIDE, OREGON 97443

N

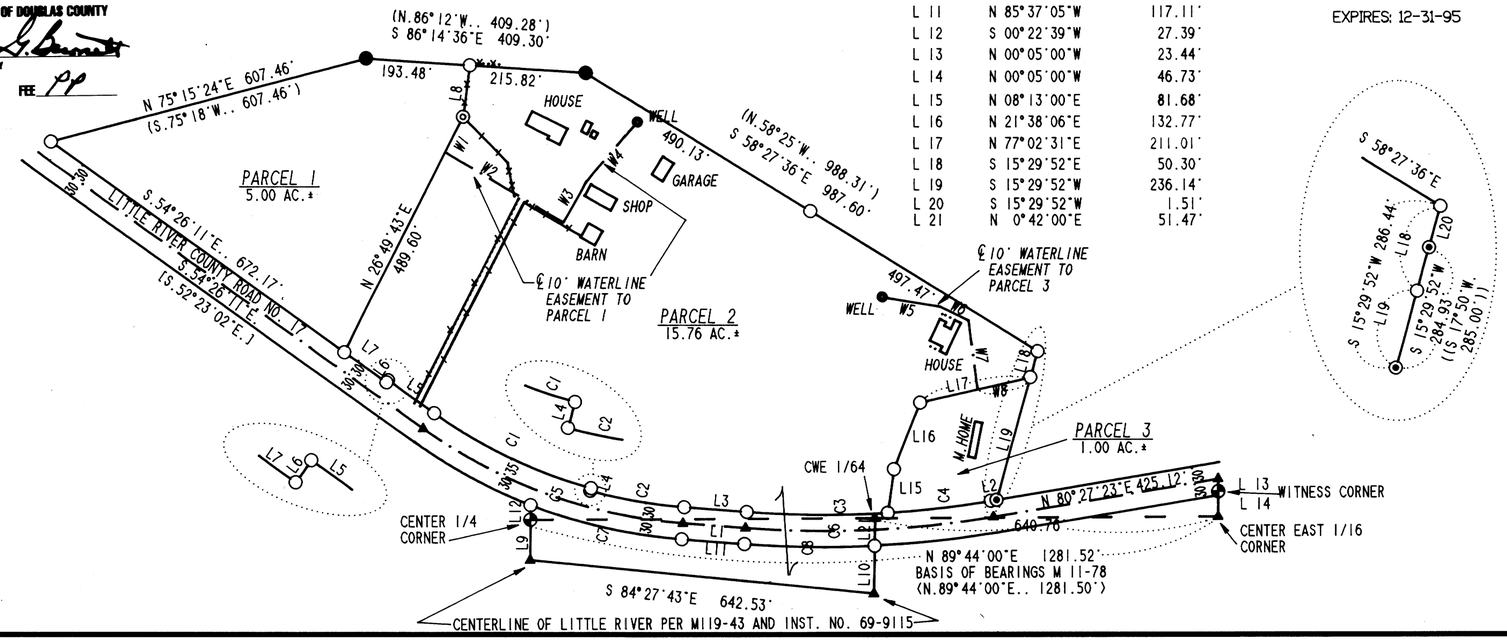
B.T.S.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	20°12'58"	919.93'	324.58'	164.00'	322.90'	N 64°32'40"W
C 2	10°57'56"	924.93'	177.02'	88.78'	176.75'	N 80°08'07"W
C 3	8°00'56"	1879.86'	262.99'	131.71'	262.77'	S 89°37'33"E
C 4	05°54'36"	1879.86'	193.91'	97.04'	193.82'	S 83°24'41"W
C 5	31°10'54"	954.93'	519.69'	266.46'	513.30'	S 70°01'38"E
C 6	13°55'32"	1909.86'	464.19'	233.24'	463.04'	N 87°25'09"E
C 7	16°46'57"	984.93'	288.50'	145.29'	287.47'	N 77°13'36"W
C 8	07°10'39"	1939.86'	243.01'	121.66'	242.85'	N 89°12'24"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W 1	S 26°49'43"W	73.26'	L 1	S 85°37'05"E	117.11'
W 2	S 59°18'09"E	254.68'	L 2	S 80°27'23"W	10.77'
W 3	N 29°31'29"E	86.18'	L 3	N 85°37'05"W	117.11'
W 4	N 40°29'36"E	146.18'	L 4	N 15°20'51"E	5.00'
W 5	S 80°33'43"E	109.16'	L 5	N 54°26'11"W	105.46'
W 6	S 64°04'39"E	59.02'	L 6	S 35°33'49"W	5.00'
W 7	S 07°44'29"E	129.15'	L 7	N 54°26'11"W	96.49'
W 8	N 77°02'31"E	100.97'	L 8	N 07°34'25"E	96.80'
			L 9	S 00°22'39"W	75.00'
			L 10	N 00°42'00"E	88.53'
			L 11	N 85°37'05"W	117.11'
			L 12	S 00°22'39"W	27.39'
			L 13	N 00°05'00"W	23.44'
			L 14	N 00°05'00"W	46.73'
			L 15	N 08°13'00"E	81.68'
			L 16	N 21°38'06"E	132.77'
			L 17	N 77°02'31"E	211.01'
			L 18	S 15°29'52"E	50.30'
			L 19	S 15°29'52"W	236.14'
			L 20	S 15°29'52"W	1.51'
			L 21	N 0°42'00"E	51.47'

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17 1981 KRISTIAN O. DeGROOT 1941

EXPIRES: 12-31-95



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE ESTON AND EVELYN DUMONT AND YVONNE DUMONT ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND, IN ACCORDANCE WITH O.R.S. 92.075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THE PARCELS AS SHOWN ON THIS PLAT AND HAVE CAUSED THE WATERLINE EASEMENTS TO BE CREATED AS SHOWN ON THIS PLAT.

Eston Dumont — ESTON DUMONT
Evelyn Dumont — EVELYN DUMONT
Yvonne M. Dumont — YVONNE DUMONT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF February, 1995, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ESTON DUMONT, EVELYN DUMONT AND YVONNE DUMONT, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF February 1995

Ethel L. Kane
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L. KANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 037864
MY COMMISSION EXPIRES OCT. 14, 1998

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 69-9115 OF THE RECORDS OF DOUGLAS COUNTY, OREGON INTO THREE PARCELS AS SHOWN ON THE FACE OF THE MAP UNDER DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL PER FILE NO. 94-293. MONUMENTS FOUND PER M 11-78. AN UNRECORDED 1961 SURVEY BY THOMAS SHRUM WHICH IS NOW RECORDED AS M 119-43, AND THE DEED CONTROLLED THE BOUNDARIES OF THE PARTITION. THE MOST WESTERLY CORNER WAS ESTABLISHED AT DEED DISTANCE HOLDING THE DEED RECORD ANGLE FROM FOUND MONUMENTS ON THE NORTH LINE OF M 119-43. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 65-9. THE NE CORNER WAS REESTABLISHED AT THE INTERSECTION OF THE WEST LINE OF M 65-9 AND THE RECORD DEED ANGLE FROM M 119-43 NORTH LINE MONUMENTS. THE SOUTHERLY PORTION OF THE PARTITION WAS CONTROLLED BY LITTLE RIVER COUNTY ROAD NO. 17 RIGHT OF WAY. MAJOR DISCREPANCIES WERE FOUND BETWEEN RIGHT OF WAY DEEDS RECORDED IN VOL. 242 PAGE 1 AND VOL. 234 PAGE 183 AND 1953 COUNTY ROAD PLANS AND THE AS-BUILT ROAD LOCATION. SINCE RIGHT OF WAY MONUMENTS WERE NOT SET UNDER THE 1953 ROAD PLANS OR DEEDS, RIGHT OF WAY MONUMENTATION WAS CONTROLLED BY THE AS-BUILT CENTERLINE. THE SW CORNER OF M 65-9 AND THE REESTABLISHED WESTERLY PROPERTY CORNER. THE CENTERLINE OF LITTLE RIVER WAS COMPUTED AT THE M 119-43 RECORD BEARINGS AND DISTANCES FROM THE C 1/4 AND A COMPUTED POSITION FOR THE CWE 1/64 CORNER, ESTABLISHED UNDER M 11-78 BUT NOW DESTROYED.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, LES FANNING, MATT DIXON, KIRK COPSEY AND VINCE HALL USING SOKKIA SET 4 AND SET 5 TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ACCOMPANYING LAND PARTITION MAP OF WHICH THE FOLLOWING IS A TRUE AN CORRECT DESCRIPTION:

ALL THAT LAND DESCRIBED IN A BARGAIN AND SALE DEED TO ESTON AND EVELYN DUMONT AS RECORDED IN INST. NO. 69-9115 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. DeGroot
KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

95-06417

1995 - 0028

1995 - 0028