

1996 - 0023

LAND PARTITION

IN THE NE 1/4 AND SE 1/4 OF SECTION 10 T.26 S.. R.3 W.. W.M. DOUGLAS COUNTY, OREGON

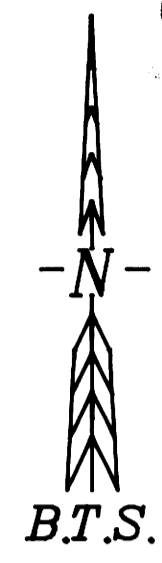
SCALE 1" = 50"

MAY, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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

SURVEYED FOR:
GARY & CHRISTI HELBLING
315 MISTLETOE HILL LANE
ROSEBURG, OR 97470



CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY DEAN D. BLOEMENDAAL, TRUSTEE OF THE BLOEMENDAAL LIVING TRUST IS RECORDED IN BOOK 132- PAGE 544 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

ZONING AND UTILITIES:

ZONE: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: SUBURBAN RESIDENTIAL (RS) 1/2 ACRE
WATER: SPRING
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
EXISTING WATER RIGHT: CERTIFICATE #1157
PLANNING FILE NO. 95-036

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELEANOR R. SCATCHARD IS THE OWNER AND GARY HELBLING AND CHRISTI HELBLING ARE CONTRACT PURCHASERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HEREBY CREATE THE 10 FOOT DRAINAGE EASEMENT AND 25 FOOT ACCESS EASEMENT SHOWN THEREON AND HEREBY DEDICATE THAT PORTION OF HELMS ROAD SHOWN THERON TO THE USE OF THE PUBLIC FOREVER.

Gary Helbling GARY HELBLING
Christi Helbling CHRISTI HELBLING

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 35 DAY OF July 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARY HELBLING AND CHRISTI HELBLING, 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 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.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY ELEANOR R. SCATCHARD IS RECORDED IN BOOK 132, PAGE 544 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

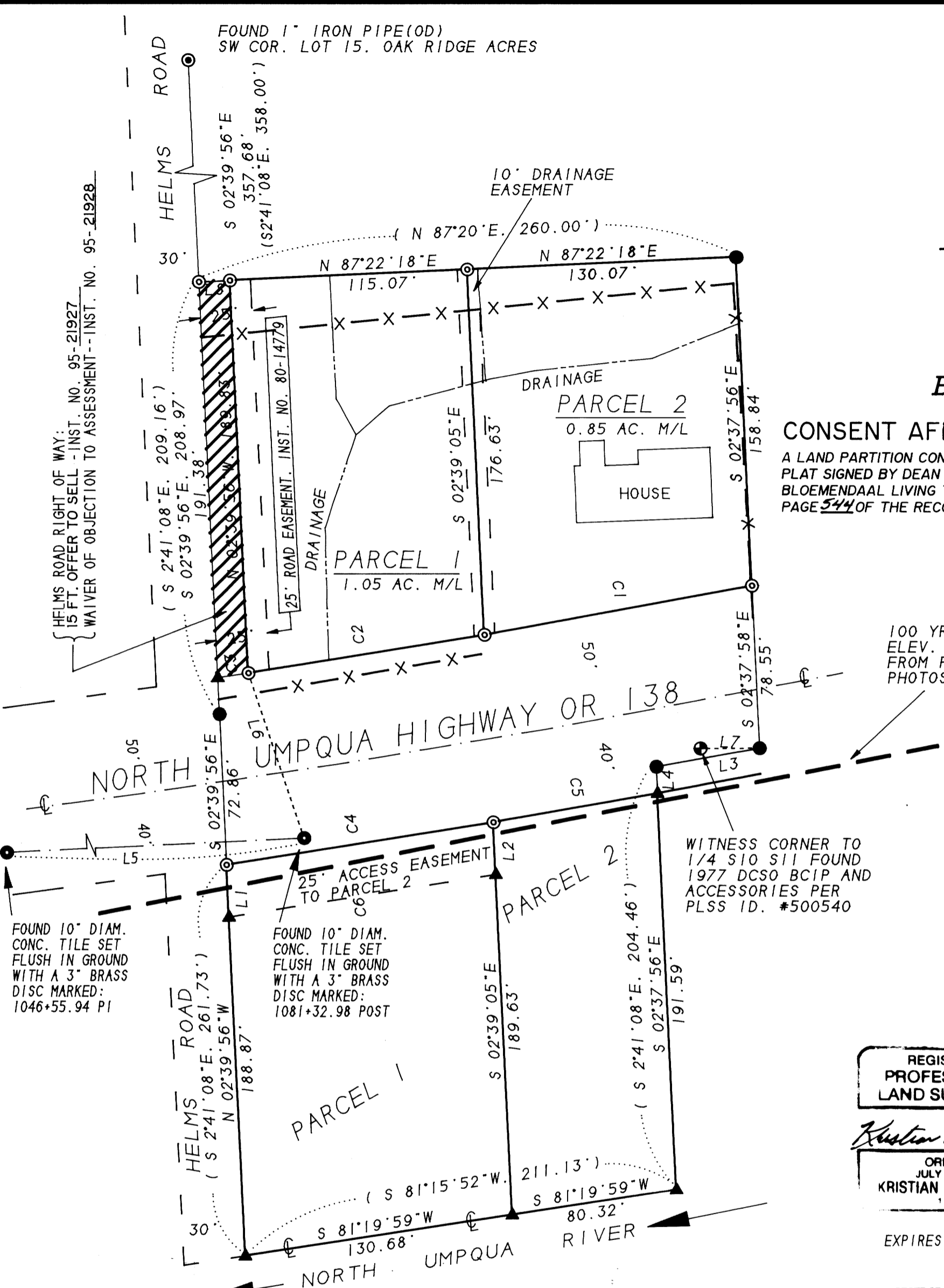
I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 1 OF A MINOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 154 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 154 (M 59-8) OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT PER FILE 95-036. MONUMENTS FOUND PER M 59-8 ALONG WITH OSHD HIGHWAY CENTERLINE MONUMENTS CONTROLLED THIS SURVEY. THE NORTH UMPQUA HIGHWAY RIGHT OF WAY WAS CONTROLLED BY CENTERLINE MONUMENTS P1 1046+55.94 AND POST 1081+32.98 PER OSHD 1938 PLANS 58-17-17. THE RECORD DISTANCE BETWEEN POST 1081+32.98 AND PS 1073+29.56 WAS HELD IN COMPUTING THE CENTERLINE CURVE ALIGNMENT. POINTS MONUMENTED UNDER M 59-8 AND M 85-58 FELL WITHIN THE HIGHWAY RIGHT OF WAY AND WERE NOT USED TO CONTROL THE RIGHT OF WAY. THE DEDICATION OF THE WESTERLY 15 FEET OF PARCEL 1 OF M 59-8 WAS A CONDITION OF APPROVAL OF THE PARTITION AND THE WEST LINE OF PARCEL NO. 1 WAS MONUMENTED ALONG THIS LINE. THE ORIGINAL NW CORNER OF PARCEL 1, M59-8 WAS REESTABLISHED AT PROPORTIONATE DISTANCE BETWEEN FOUND MONUMENTS ON THE WEST LINE OF M 59-8.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KRIS DEGROOT USING SOKKIA SET 2B11 AND SET 5A TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT. 96-05142



100 YR FLOOD BOUNDARY
ELEV. 741.0. SCALED
FROM PHASE 2 ORTHO
PHOTOS. SHEET 9 OF 36

WITNESS CORNER TO
1/4 S10 S11 FOUND
1977 DCSO BCIP AND
ACCESSORIES PER
PLSS ID. #500540



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES 12/31/95

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

95 MAR -6 AM 8:23

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

G. G. Bennett
DEPUTY

FEE PP

APPROVALS:

Keith L. Cubie 1/19/96
COUNTY PLANNING DIRECTOR DATE

Janet R. Sundeen 1/22/96
COUNTY SURVEYOR 96-05142 8:23 A.M. DATE

FILED THIS 6TH DAY OF MARCH 1995 BY

GAY FIELDS, County Clerk
COUNTY CLERK BY: *G. G. Bennett* DEPUTY

TAX COLLECTOR CERTIFICATE:

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

Sumanne C. Catus, Dep. 03-05-96
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- ⊙ - SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. 'BTS ENG-SURV'
- - FOUND 1/2" IRON ROD PER M 59-8
- - FOUND OSHD CONCRETE MONUMENT AS NOTED
- ⊙ - FOUND MONUMENT AS NOTED
- ▲ - COMPUTED POINT, NOT SET
- () - RECORD CALLS PER M 59-8

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	01°19'26"	5679.58'	131.23'	65.62'	131.23'	S 79°34'49"W
C 2	01°10'05"	5679.58'	115.78'	57.89'	115.78'	S 80°49'35"W
C 3	00°09'08"	5679.58'	15.08'	7.54'	15.08'	S 81°29'11"W
C 4	01°17'57"	5769.58'	130.81'	65.41'	130.81'	N 81°00'12"E
C 5	00°48'02"	5769.58'	80.61'	40.31'	80.61'	N 79°57'12"E
C 6	01°17'36"	5794.58'	130.80'	65.40'	130.79'	S 81°01'50"W

LINE	BEARING	DISTANCE	RECORD
L 1	N 02°39'56"W	25.12'	
L 2	S 02°39'05"E	25.19'	
L 3	S 79°48'00"W	50.49'	(S 79°43'20"W, 50.49')
L 4	S 02°38'03"E	12.87'	
L 5	(S 87°16'30"W]	3501.66'	[3502.81'] BASIS OF BEARINGS OSHD DRG. NO. 58-17-17
L 6	S 18°39'45"E	84.12'	
L 7	N 89°35'38"E	28.33'	
L 8	N 87°22'18"E	15.00'	

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