

1997-0135 B

**ZONING & UTILITIES:**  
ZONING: RURAL RESIDENTIAL-5 ACRE (5R)  
COMP. PLAN: RESIDENTIAL COMMITTED - 5 ACRES (RC5)  
WATER: WELL  
SEWER: SEPTIC  
PLANNING FILE NO. 96-189

# LAND PARTITION

LOCATED IN THE NE 1/4 OF  
SECTION 14, T.27S., R.3W., W.M.  
DOUGLAS COUNTY, OREGON

**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:  
BEGINNING AT A 1 1/4" IRON PIPE WITH BRASS CAP AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 14 OF T.27S., R.3W., W.M. THENCE THE FOLLOWING COURSES ALONG THE NORTH LINE OF SECTION 14:  
S.89°07'15"E., 516.19 FEET TO A 5/8" IRON ROD,  
S.89°29'33"E., 67.20 FEET TO A 5/8" IRON ROD,  
S.89°10'41"E., 135.46 FEET TO A 5/8" IRON ROD,  
S.89°18'32"E., 187.78 FEET TO A 5/8" IRON ROD,  
S.89°06'53"E., 16.36 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK COUNTY ROAD NO. 82; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE:  
S.11°51'55"W., 246.90 FEET TO A 5/8" IRON ROD,  
S.6°22'05"E., 150.01 FEET TO A 5/8" IRON ROD,  
S.8°38'05"E., 225.05 FEET TO A 5/8" IRON ROD,  
S.26°59'55"W., 222.63 FEET TO A 5/8" IRON ROD,  
S.6°17'05"E., 316.36 FEET TO A 5/8" IRON ROD,  
S.15°15'55"W., 443.23 FEET TO A 5/8" IRON ROD; THENCE N.89°35'00"W., 27.90 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION BOOK 8 PAGES 140 A AND 140 B AS RECORDED IN INST. NO. 84-15570 OF OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE NORTH LINE OF SAID PARCEL 1:  
N.89°35'00"W., 502.96 FEET TO A POINT IN THE CENTERLINE OF CAVITT CREEK,  
S.42°36'03"W., 78.54 FEET ALONG THE CENTERLINE OF CAVITT CREEK TO A POINT,  
N.89°35'32"W., 162.56 FEET ALONG THE CENTERLINE OF CAVITT CREEK TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 14; THENCE N.0°13'46"E. ALONG SAID NORTH-SOUTH CENTERLINE, 117.26 FEET TO A 5/8" IRON ROD; THENCE N.0°13'46"E. CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, 140.73 FEET TO A 3/4" IRON PIPE AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 14; THENCE N.0°15'21"E., 1361.42 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPTING ALL THAT PORTION LYING WITHIN THE RIGHT OF WAY OF COOLEY LANE COUNTY ROAD NO. 82-B.

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 90-02828 AND INST NO. 316800 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-189. THE NORTH LINE WAS CONTROLLED BY THE N 1/4 CORNER OF SECTION 14, THE E 1/16 CORNER OF SECTIONS 11 AND 14, AND MONUMENTS FOUND PER M 86-55 AND M 99-1. THE NORTH-SOUTH CENTERLINE OF SECTION 14 PER M 16-74 AND M 86-55 CONTROLLED THE WEST LINE OF THIS PARTITION. THE SOUTH LINE WAS CONTROLLED BY M 97-69 MONUMENTS AND M 97-69 CALLS TO CAVITT CREEK CENTERLINE. THE EAST LINE WAS CONTROLLED BY THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK COUNTY ROAD NO. 82 AS DESCRIBED IN INST. NO. 256167 (VOL. 280 PAGES 711-712). WITH DEED COURSES ROTATED 1°05" LEFT TO MATCH THE INVERSED BEARING BETWEEN THE E 1/16 CORNER AND THE N 1/4 CORNER. I FOUND SIGNIFICANT DISCREPANCIES BETWEEN CAVITT CREEK ROAD CENTERLINE COURSES REPORTED UNDER RM 2-53, M 16-74 AND INST. NO. 256167. THE AS-BUILT LOCATION OF CAVITT CREEK ROAD DID NOT MATCH THE DEED OR EITHER SURVEY LOCATION AND WAS PLOTTED AS SURVEYED UNDER M 86-55. MONUMENTS SET UNDER M 86-55, M 97-69 AND CS 58/282-4 CLOSELY MATCH THE AS-BUILT ROAD LOCATION. THE CENTERLINE OF CAVITT CREEK WAS SURVEYED TO CONTROL THE BOUNDARY LINE BETWEEN PARCEL NO. 3 AND PARCEL NO. 1 & 2, THE AS BUILT CENTERLINE OF COOLEY LANE WAS SURVEYED ADJUSTED TO MATCH THE M 99-1 MONUMENTS ALONG THE NORTH LINE OF PARCEL NO. 1. THE 10 FOOT WATERLINE EASEMENT WAS SURVEYED AS DIRECTED BY THE OWNER. THE 25 FOOT ACCESS EASEMENT WAS SURVEYED ALONG AN EXISTING DRIVEWAY TO THE NE 1/4, NW 1/4 OF SECTION 14.  
THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

**APPROVALS:**

*Keith L. Cubic* 12/29/97  
COUNTY PLANNING DIRECTOR DATE  
*Ronny Wane* 12-29-97  
COUNTY SURVEYOR DATE

FILED THIS 29<sup>th</sup> DAY OF December 1997, 11:42 AM  
BY DOYLE SHAVER JR, County Clerk  
COUNTY CLERK  
by *Nancy R. Davenport, Deputy*



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  
97 DEC 29 AM 11:42  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Nancy R. Davenport*  
DEPUTY  
FEE *100*

97-25796

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CECIL G. COOLEY, TRUSTEE OF THE CRYSTAL COOLEY LIVING TRUST AND KITTY L. COOLEY ARE THE OWNERS ON 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE ALSO CAUSED THE 25 FOOT ACCESS EASEMENT AND THE 10 FOOT WATERLINE EASEMENT SHOWN HEREON TO BE CREATED.

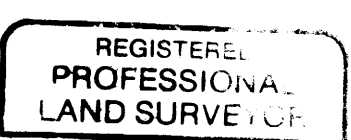
*Cecil G. Cooley*  
CECIL G. COOLEY, TRUSTEE  
*Kitty L. Cooley*  
KITTY L. COOLEY

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29<sup>th</sup> DAY OF December, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CECIL G. COOLEY AND KITTY L. COOLEY, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DIS 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



*Kristian O. Degroot*  
OREGON  
JUL 1 1997  
KRISTIAN O. DEGROOT  
SURVEYOR

EXPIRES 12/31/97

97-25796

**TAX COLLECTORS CERTIFICATE:**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OF OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Wonna Mitchell, Deputy* 12/29/97  
DOUGLAS COUNTY TAX COLLECTOR DATE

97-25796

<b>BTS</b> ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: N/A	FOR: CECIL G. COOLEY P.O. BOX 17 GLIDE, OREGON 97443	JOB #: 97-005
	DATE: OCTOBER, 1997		FILE: COOLEY2.DWG SHEET 2 OF 2

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