

LAND PARTITION

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

TAX COLLECTORS CERTIFICATE:

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

Keith Lee a man duly deputy
DOUGLAS COUNTY TAX COLLECTOR
Jan 28, 1999
DATE

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-5 ACRE (5R)
COMP. PLAN: RESIDENTIAL COMMITTED - 5 ACRES (RC5)
WATER: WELL & SPRING
SEWER: SEPTIC
PLANNING FILE NO. 98-047

APPROVALS:

Keith L. Cubie 1/26/99
COUNTY PLANNING DIRECTOR DATE
Romy Ware 1-27-99
COUNTY SURVEYOR DATE

FILED THIS 28 DAY OF January 1999,
BY DOYLE SHAVER JR., County Clerk at 12:13 pm
COUNTY CLERK by *Conrad Engler Deputy*

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

99 JAN 28 PM 12:13

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Conrad Engler Deputy*
DEPUTY
FEE PP

99-02099

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1988
WILLIAM G. DEGROOT
1999

RENEWAL DATE: 12/31/99

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CECIL G. COOLEY, TRUSTEE OF THE CRYSTAL COOLEY LIVING 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 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 SHOWN HEREON TO BE CREATED.

Cecil Cooley
CECIL G. COOLEY, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF Jan. 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CECIL G. COOLEY, 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. 309242
MY COMMISSION EXPIRES APR 17, 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:
PARCEL NO.1 OF LAND PARTITION 1997-0135A AND B AS RECORDED IN INST. NO 97-25796 OF THE 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 1997-0135 INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-047. ALL CONTROLLING CORNERS WERE FOUND PER 1997-0135 AND NEW CORNERS WERE ESTABLISHED AS SHOWN ON THE FACE OF THIS PLAT.

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.

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD PER M 86-55
- ⊙ = FOUND 5/8" IRON ROD PER 1997-0135 A & B
- ⊕ = FOUND 3/4" IRON PIPE PER M 16-74 OR RM 2-53
- ⊙ = FOUND BCIP PER 1984 USBLM DEPENDENT RESURVEY
- △ = CENTERLINE CAVITT CREEK
- = CENTERLINE COOLEY LANE ROAD NO. 82-B
- = EASEMENT CENTERLINE
- () = RECORD PER M 86-55
- [] = RECORD PER M 97-69 OR CS 58/282-4

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BRG.	CHORD
C1	09°44'33"	163.70	27.84	13.95	S 52°49'26" W	27.80
C2	40°20'42"	92.41	65.07	33.95	S 37°31'21" W	63.74
C3	36°54'46"	146.91	94.65	49.03	S 35°48'23" W	93.02
C4	09°30'24"	498.22	82.67	41.43	S 49°30'34" W	82.57
C5	13°49'25"	100.00	24.13	12.12	S 19°52'18" E	24.07
C6	29°09'31"	100.00	50.89	26.01	S 27°32'22" E	50.34
C7	10°56'52"	498.22	95.20	47.74	S 39°16'56" W	95.05

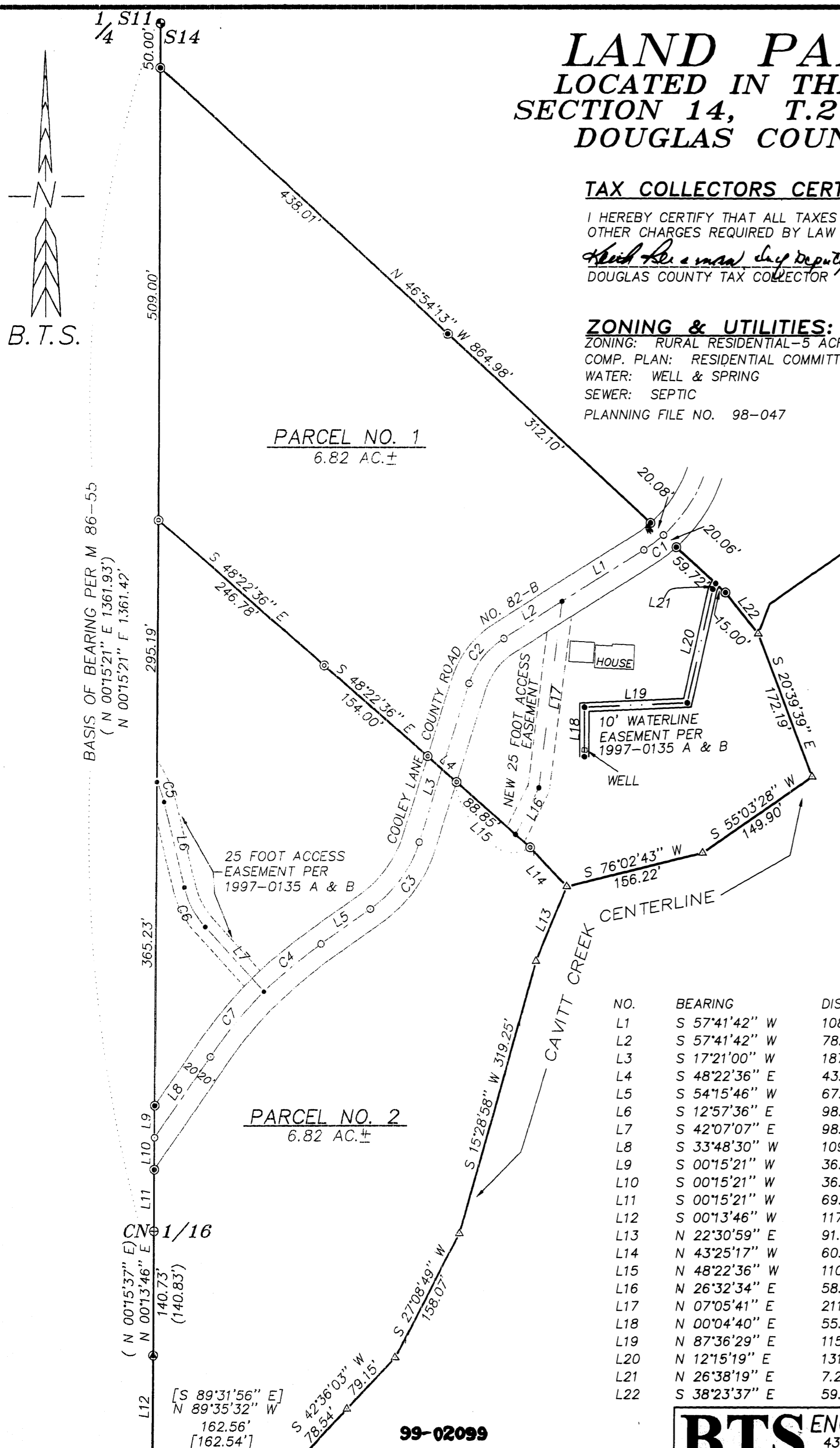
NO.	BEARING	DISTANCE
L1	S 57°41'42" W	108.06'
L2	S 57°41'42" W	78.30'
L3	S 17°21'00" W	187.54'
L4	S 48°22'36" E	43.88'
L5	S 54°15'46" W	67.47'
L6	S 12°57'36" E	98.69'
L7	S 42°07'07" E	98.41'
L8	S 33°48'30" W	109.99'
L9	S 00°15'21" W	36.19'
L10	S 00°15'21" W	36.19'
L11	S 00°15'21" W	69.62'
L12	S 00°13'46" W	117.26'
L13	N 22°30'59" E	91.10'
L14	N 43°25'17" W	60.71'
L15	N 48°22'36" W	110.74'
L16	N 26°32'34" E	58.67'
L17	N 07°05'41" E	211.74'
L18	N 00°04'40" E	55.69'
L19	N 87°36'29" E	115.71'
L20	N 12°15'19" E	131.04'
L21	N 26°38'19" E	7.26'
L22	S 38°23'37" E	59.18'

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

SCALE: 1" = 100'
DATE: NOVEMBER, 1998

FOR: CECIL G. COOLEY
P.O. BOX 17
GLIDE, OREGON 97443

JOB #: 98-121
FILE: COOLEY3.DWG
SHEET 1 OF 1



1999-0012

1999-0012

99-02099