COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1999-6661

LAND PARTITION

LOCATED IN THE SE 1/4 OF SECTION 19, & THE SW 1/4 SECTION 20, T.27S., R.5W., 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.

Pat Norcross — 7/9/99
DOUGLAS COUNTY TAX COLLECTOR — DATE

APPROVALS:

Keith L. Cubic — 6/30/99
COUNTY PLANNING DIRECTOR — DATE

Roney Wan — 6/30/99
COUNTY SURVEYOR — DATE

99-17789 9:57 A.M.

FILED THIS 9th DAY OF JULY 1999

BY DOYLE SHAVER JR., County Clerk
COUNTY CLERK

By: Glenn L. Bennett
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 JUL -9 AM 9:57

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Glenn L. Bennett
DEPUTY
FEE PP

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA
PLANNING FILE NO. 98-050 & 98-194

LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
● = FOUND 5/8" IRON ROD PER M 75-20
◉ = FOUND 5/8" IRON ROD PER M 121-14
◕ = FOUND DCSO BCIP AS NOTED.
⊕ = FOUND CITY OF ROSEBURG BRASS DISC AS NOTED.
▲ = COMPUTED POINT NOT SET
—— x —— = EXISTING FENCE
( ) = RECORD PER M 75-20
[ ] = RECORD PER M 121-14
< > = RECORD PER INST. NO. 97-16308

N
B.T.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1984 KRISTIAN O. DeGROOT 1841
Renewal Date 12/31/99

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARTY LANE FRY IS THE OWNER AND C.J. HICKENBOTTOM TRUST IS THE CONTRACT PURCHASER 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 AND UTILITY EASEMENT AND THE 10 FOOT DRAINAGE EASEMENT SHOWN HEREON TO BE CREATED.

Marty Lane Fry — Carol J. Hickenbottom Trustee
MARTY LANE FRY — CAROL J. HICKENBOTTOM, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF Oct., 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARTY LANE FRY AND CAROL J. HICKENBOTTOM, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, 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.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 309240
MY COMMISSION EXPIRES APR 17, 2002

SURVEYOR'S CERTIFICATE:

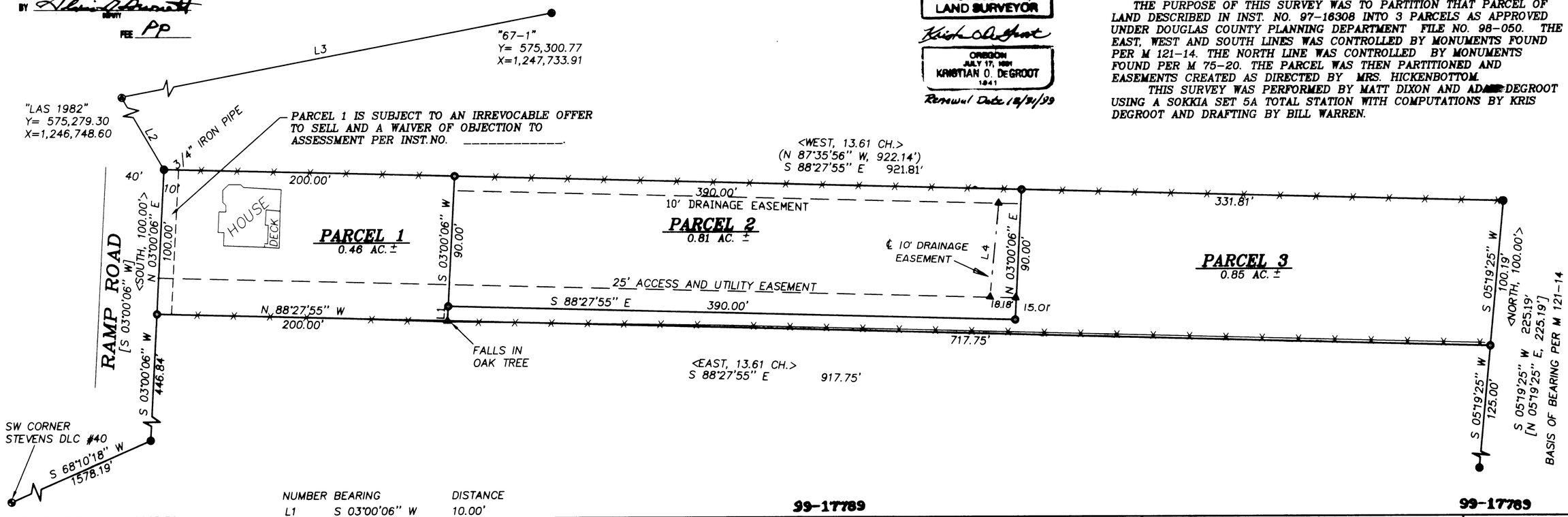
I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO C. J. HICKENBOTTOM TRUST AS RECORDED IN INST. NO. 97-16308 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 97-16308 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-050. THE EAST, WEST AND SOUTH LINES WAS CONTROLLED BY MONUMENTS FOUND PER M 121-14. THE NORTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 75-20. THE PARCEL WAS THEN PARTITIONED AND EASEMENTS CREATED AS DIRECTED BY MRS. HICKENBOTTOM.

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



NUMBER	BEARING	DISTANCE
L1	S 03°00'06" W	10.00'
L2	N 30°17'40" W	1279.02'
L3	N 79°08'26" E	985.65'
L4	N, 0°32'35" E.	65.22'

99-17789

99-17789

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

SCALE: 1" = 50'
DATE: JULY, 1998

FOR: CAROL J. HICKENBOTTOM
737 S.E. RAMP ROAD
ROSEBURG, OREGON 97470

JOB #: 98-048
FILE: HICKBOTM.DWG
SHEET 1 OF 1

1999-6661

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