

0010-6661

# LAND PARTITION PLAT LOCATED IN THE SE 1/4 OF SECTION 28, T.23S., R.5W., W.M. DOUGLAS COUNTY, OREGON

### APPROVALS:

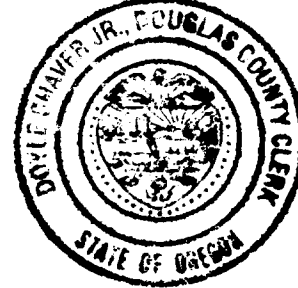
Keith L. Cubie  
COUNTY PLANNING DIRECTOR  
DATE: 12/14/99

C. J. Moore  
COUNTY SURVEYOR DEPUTY  
DATE: 12-15-99

99-29794 3:33 P.M.

FILED THIS 16<sup>th</sup> DAY OF DECEMBER 1999,

BY DOYLE SHAVER JR.  
COUNTY CLERK Deputy



### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊕ = FOUND AXLE PER M 29-49
- = COMPUTED EASEMENT POINT PER INST. NO. 99-15001 & 15003
- = EXISTING FENCE CORNER
- = FOUND 5/8" IRON ROD PER 1996-0084
- ⊗ = FOUND 5/8" IRON ROD PER M 130-78
- ⊙ = FOUND 5/8" IRON ROD PER M 131-52
- ⊕ = FOUND DCSO BRASS DISC IN CONCRETE, AS NOTED
- ⊠ = FOUND SE CORNER DLC #47 AS NOTED
- ▲ = COMPUTED POINT NOT SET
- x — = EXISTING FENCE
- ⊕ = EXISTING WELL

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DANIEL PAUL TOMPKINS AND KAREN MICHELLE TOMPKINS ARE THE OWNERS 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAS CAUSED THE ACCESS AND UTILITY EASEMENTS SHOWN HEREOF TO BE CREATED.

Daniel Paul Tompkins  
DANIEL PAUL TOMPKINS

Karen Michelle Tompkins  
KAREN MICHELLE TOMPKINS

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1<sup>st</sup> DAY OF October, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL PAUL TOMPKINS AND KAREN MICHELLE TOMPKINS, 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.

Mary L. Moore

NOTARY PUBLIC, STATE OF 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:

THOSE PARCELS OF LAND DESCRIBED IN DEEDS TO DANIEL PAUL AND KAREN MICHELLE TOMPKINS AS RECORDED IN INST. NO.'S 97-00492, 98-01444, 99-14999 AND 99-15000 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE S.E. CORNER OF THE ROBERT SMITH D.L.C. NO. 47, T.23S., R.5W., W.M. BEARS S.80°44'58"E., 1064.33 FEET; THENCE N.88°53'48"W., 628.28 FEET TO A 5/8" IRON ROD; THENCE N.23°35'59"W., 10.47 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF JOHN LONG COUNTY ROAD NO. 126A; THENCE N.47°55'00"E. ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 447.61 FEET TO A 5/8" IRON ROD; THENCE S.43°01'00"E., 439.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.33 ACRES, MORE OR LESS.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE TOMPKIN'S PROPERTIES INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-379 THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER 1996-0084, M 130-78 AND M 131-52. NEW MONUMENTS WERE THEN SET AS SHOWN ON THE FACE OF THE PLAT.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

### TAX COLLECTORS CERTIFICATE:

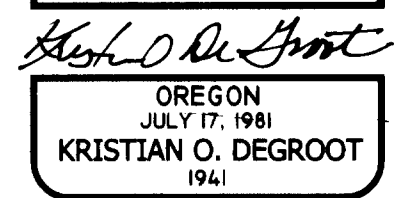
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

David DeGroot  
DOUGLAS COUNTY TAX COLLECTOR  
DATE: 12-16-99



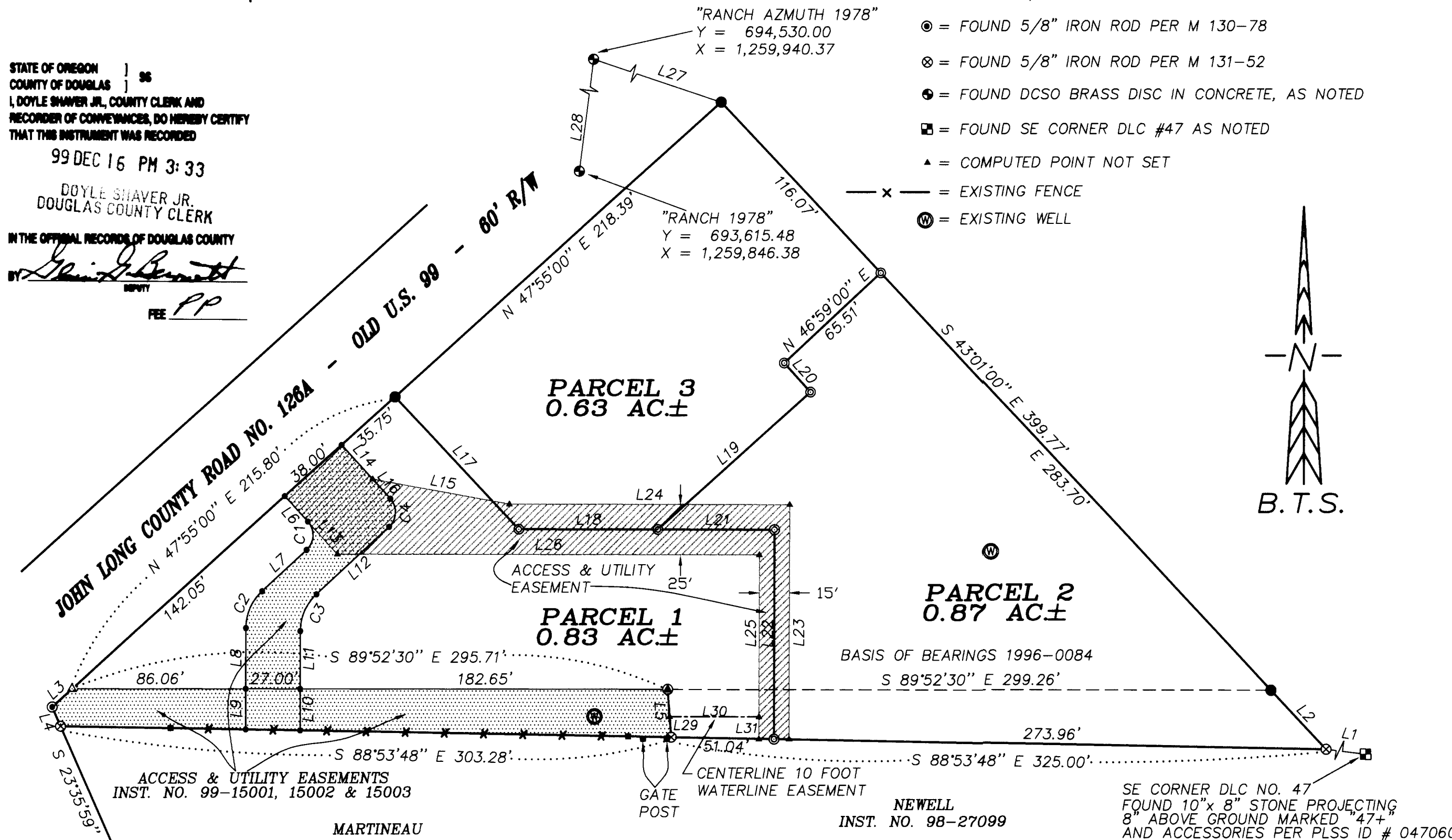
### ZONING & UTILITIES:

ZONING: RURAL COMMUNITY COMMERCIAL (CRC)  
COMP. PLAN: COMMERCIAL  
WATER: WELLS  
SEWER: COMMUNITY SEWER LAGOONS  
PLANNING FILE NO. 98-379



RENEWAL DATE: 12-31-99

99-29794



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

99 DEC 16 PM 3:33

Doyle Shaver Jr.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Deputy

FEE PP

MARTINEAU  
INST. NO. 98-02877

NEWELL  
INST. NO. 98-27099

SE CORNER DLC NO. 47  
FOUND 10" x 8" STONE PROJECTING  
8" ABOVE GROUND MARKED "47"  
AND ACCESSORIES PER PLSS ID # 047060

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S 80°44'58" E	1064.33'	L11	N 00°07'30" E	28.53'	L21	S 89°52'30" E	57.86'
L2	N 43°01'00" W	40.20'	L12	N 47°18'48" E	49.00'	L22	S 00°07'30" W	103.78'
L3	S 47°55'00" W	13.42'	L13	N 42°05'00" W	21.81'	L23	N 00°07'30" E	116.28'
L4	S 23°35'59" E	10.47'	L14	S 42°05'00" E	23.09'	L24	N 89°52'30" W	139.17'
L5	N 04°11'16" W	23.85'	L15	S 79°40'20" E	69.09'	L25	N 00°07'30" E	91.28'
L6	S 42°05'00" E	17.08'	L16	S 42°05'00" E	13.03'	L26	N 89°52'30" W	209.69'
L7	S 47°18'48" W	30.00'	L17	S 43°01'00" E	90.25'	L27	N 72°33'44" W	799.41'
L8	S 00°07'30" W	30.00'	L18	S 89°52'30" E	69.12'	L28	S 03°53'49" W	919.41'
L9	S 00°07'30" W	20.17'	L19	N 47°52'30" E	102.12'	L29	N 04°11'16" W	10.28'
L10	N 00°07'30" E	20.63'	L20	N 42°07'30" W	19.48'	L30	S 89°52'30" E	44.30'
						L31	S 00°07'30" W	11.12'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	89°23'48"	10.00	15.60	9.90	S 02°36'54" W	14.07	
C2	47°11'18"	25.00	20.59	10.92	S 23°43'09" W	20.01	
C3	47°11'18"	25.00	20.59	10.92	N 23°43'09" E	20.01	
C4	89°23'48"	10.00	15.60	9.90	N 02°36'54" E	14.07	

99-29794

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

SCALE: 1" = 50'  
DATE: MAY, 1999

FOR: PAUL & MICHELLE TOMPKINS  
621 JOHN LONG ROAD  
OAKLAND, OREGON 97462

JOB #: 99-070  
FILE: TOMPKNS1.DWG  
SHEET 1 OF 1

0010-6661