2000-0083

LAND PARTITION PLAT
LOCATED IN THE
SE 1/4, SECTION 25, T.25S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SCHOOL DISTRICT NO. 4 OF DOUGLAS COUNTY 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Richard A. Gregory
RICHARD A. GREGORY, SUPERINTENDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD A GREGORY AS SUPERINTENDENT OF SCHOOL DISTRICT NO. 4 OF DOUGLAS COUNTY, OREGON, 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.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC OREGON
COMMISSION NO. 323479
MY COMMISSION EXPIRES MAY 16, 2003

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:

ALL THAT PARCEL OF LAND DESCRIBED IN VOLUME 160, PAGE 206, INST. NO. 83258, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN VOLUME 160, PAGE 206 INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-034. THE BOUNDARIES WERE ESTABLISHED PER VOLUME 160, PAGE 206 AS CONTROLLED BY THE NW CORNER OF THE W. CHURCHILL DONATION LAND CLAIM NO. 38, THE AS-BUILT LOCATION HUBBARD CREEK COUNTY ROAD NO. 6B AND IVERSON COUNTY ROAD NO. 13C. THE CENTERLINE OF IVERSON ROAD WAS CONTROLLED BY THE NW CORNER OF DLC NO. 38. EXISTING FENCE LINES CLOSELY MATCHED THE SOUTH, EAST AND WEST LINES. THE FENCE LINES ENCROACH INTO HUBBARD CREEK ROAD R/W ON THE NORTH LINE AS SHOWN ON THE FACE OF THE MAP.

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

APPROVALS:

Bob Williamson for KLC 11/14/00
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronny Wope 11-15-00
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 16th DAY OF November 2000

AT 8:24 AM.

BY DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
by Carol Engle, 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
00 NOV 16 AM 8:24
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engle DEPUTY
FEE PP

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

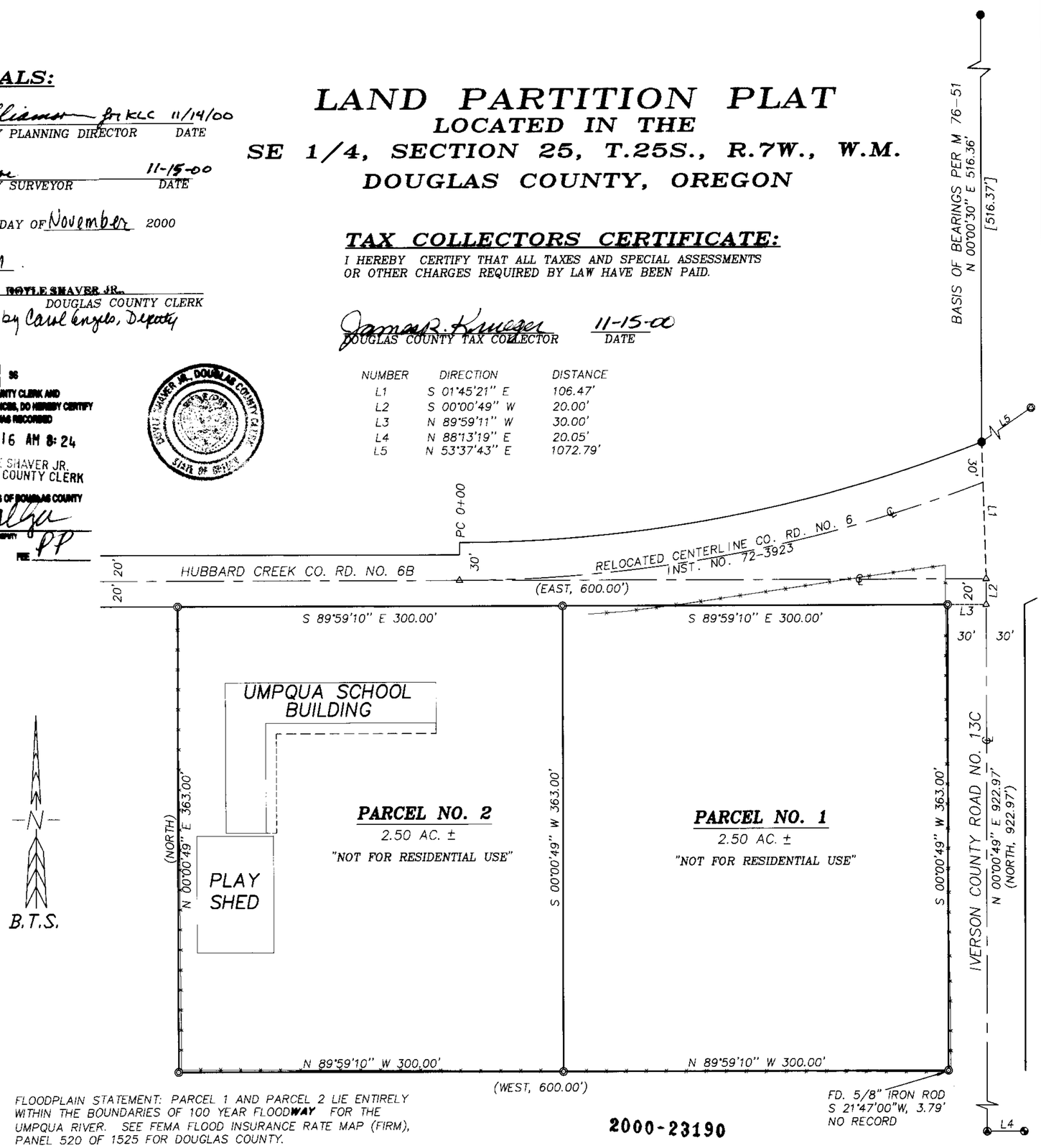
2000-23190

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger 11-15-00
DOUGLAS COUNTY TAX COLLECTOR DATE

NUMBER	DIRECTION	DISTANCE
L1	S 01°45'21" E	106.47'
L2	S 00°00'49" W	20.00'
L3	N 89°59'11" W	30.00'
L4	N 88°13'19" E	20.05'
L5	N 53°37'43" E	1072.79'



2000-23190

B.T.S.

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BTS ENG-SURV"
- ● = FOUND 1/2" IRON ROD PER M 76-51
- ◉ = FOUND 1 3/4" AXLE PER C.S. FILE 38/5, NW CORNER DLC NO. 38
- ◔ = FOUND 1969 DCSO BCIP PER PLSS ID NO. 038020, WITNESS CORNER
- ◎ = FOUND DCSO BRASS DISC "SCUD 1991", ELEV. 369.128' IN CONCRETE BRIDGE ABUTMENT
- △ = COMPUTED POINT
- —x— = EXISTING FENCELINE
- ( ) = RECORD PER VOLUME 160, PAGE 206
- [ ] = RECORD PER M 76-51

ZONING & UTILITIES:

ZONING: PUBLIC RESERVE (PR)
COMP. PLAN: AGRICULTURE (AGC)
WATER: WELL
SEWER: SEPTIC
PLANNING FILE NO. 00-034

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-01

FLOODPLAIN STATEMENT: PARCEL 1 AND PARCEL 2 LIE ENTIRELY WITHIN THE BOUNDARIES OF 100 YEAR FLOODWAY FOR THE UMPQUA RIVER. SEE FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 520 OF 1525 FOR DOUGLAS COUNTY.

2000-23190

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

SCALE: 1" = 60'
DATE: AUGUST, 2000

DOUGLAS COUNTY FIRE DISTRICT NO. 2
1400 BUCKHORN ROAD
ROSEBURG, OR 97470

JOB #: 00-038
FILE: DCFD-038
SHEET 1 OF 1

2000-0083