

8000-1002

LAND PARTITION

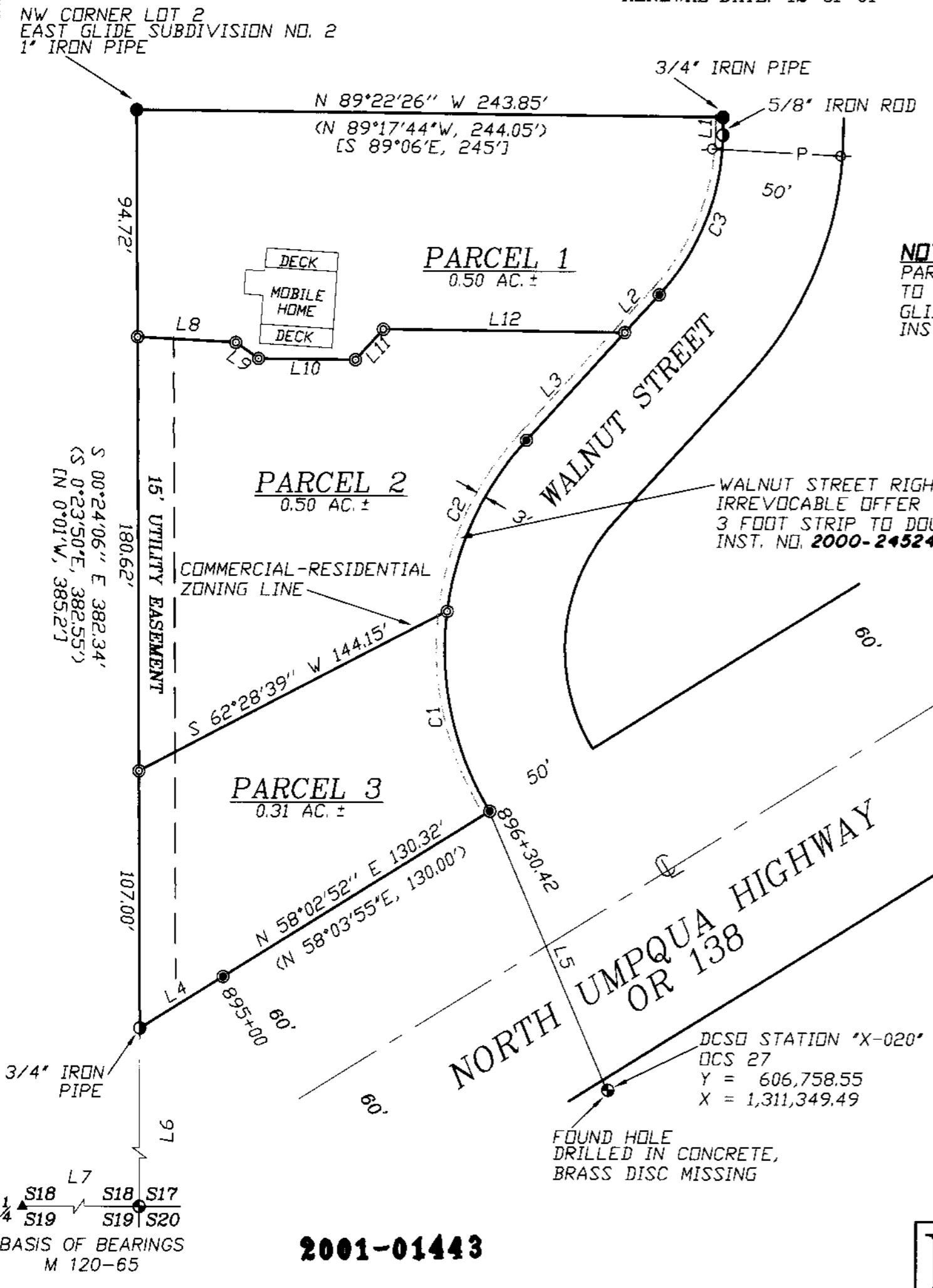
LOCATED IN LOT 2, EAST GLIDE SUBDIVISION NO. 2
IN THE SW 1/4, SW 1/4 OF
SECTION 17, T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND AS NOTED PER EAST GLIDE SUBDIVISION NO. 2, (VOL. 9, PG. 21)
- ⊙ = FOUND 5/8" IRON ROD PER 1977 PLANS FOR COUNTY ROAD NO. 4
- = FOUND AS NOTED PER M 82-49
- ⊙ = FOUND 1 1/2" IRON PIPE PER PLSS ID #200400
- ▲ = COMPUTED PER M 120-65, FOUND DCSO BCIP WITNESS CORNER PLSS ID #140400
- = EXISTING POWER LINE AND POLE

[] = RECORD PER EAST GLIDE SUBDIVISION NO. 2
() = RECORD PER M 82-49

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



NOTE:
PARCEL 1, 2 AND 3 ARE SUBJECT TO AN EASEMENT FOR THE GLIDE-IDLEYLD SEWER SYSTEM INST. NO. 77-8039

WALNUT STREET RIGHT-OF-WAY IRREVOCABLE OFFER TO SELL 3 FOOT STRIP TO DOUGLAS COUNTY, INST. NO. 2000-24524

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 00°23'00" E	7.37'	(N 00°31'40" E, 7.12')
L2	S 42°17'53" W	21.27'	(N 42°20'45" E, 81.95')
L3	S 42°17'53" W	60.64'	
L4	N 58°00'19" E	40.72'	(N 58°03'55" E, 40.75')
L5	S 23°07'41" E	126.10'	
L6	S 00°20'21" W	469.97'	
L7	N 89°01'00" W	2633.54'	
L8	S 86°48'50" E	40.91'	
L9	S 54°54'52" E	11.60'	
L10	S 89°20'29" E	40.24'	
L11	N 42°17'53" E	17.19'	
L12	S 89°20'29" E	100.47'	

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	38°24'03"	129.23	86.61	45.00	N 12°14'22" W	85.00	
C2	35°20'14"	129.23	79.70	41.16	N 24°37'47" E	78.44	
C3	41°45'59"	100.65	73.37	38.40	N 21°24'54" E	71.75	
		100.66	73.47		N 21°26'13" E	71.85	

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RICK D. AND LORRI R. FUGATE 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 HEREBY CREATES THE 15 FOOT UTILITY EASEMENT SHOWN HEREON.

Rick D. Fugate
RICK D. FUGATE
Lorri R. Fugate
LORRI R. FUGATE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

APPROVALS:
Keith A. Cubic
COUNTY PLANNING DIRECTOR
DATE: 12/11/00

Ronny Ware
COUNTY SURVEYOR
DATE: 12-11-00

FILED THIS 24 DAY OF January 2000 at 8:01 AM
BY DOYLE SHAVER JR., COUNTY CLERK
by *Carol Engle, Deputy*



2001-01443

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

01 JAN 24 AM 8:01
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engle*
FILE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK D. FUGATE AND LORRI R. FUGATE, 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:
PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 38 AS INST. NO. 80-03993 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF M 82-49 (LAND PARTITION BOOK 6, PAGE 38) INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-228. THE NORTH AND WEST LINE WERE CONTROLLED BY MONUMENTS FOUND PER M 82-49. THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH UMPQUA HIGHWAY, COUNTY ROAD NO. 4, WERE CONTROLLED BY MONUMENTS FOUND PER THE 1977 PLANS FOR COUNTY ROAD NO. 4. PARCEL 2, M 82-49 WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE PLAT. BEARINGS WERE BASED ON M 120-65 CONTROL POINTS FOUND.
THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

TAX COLLECTORS CERTIFICATE:

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

James R. Kraeger
DOUGLAS COUNTY TAX COLLECTOR
DATE: 1-23-01

ZONING & UTILITIES:

ZONING: COMMUNITY COMMERCIAL (C2) & SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: COMMERCIAL (CO) & RESIDENTIAL (RSH)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 98-228

2001-0008

2001-01443

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

SCALE: 1" = 50'
DATE: AUGUST, 2000

FOR: RICK AND LORRI FUGATE
121 WALNUT STREET
P.O. BOX 182
GLIDE, OREGON 97443

JOB #: 98-077
FILE: FUGATE2.DWG
SHEET 1 OF 1