

LAND PARTITION PLAT

LOCATED IN
LOT 38, ROSEBURG HOME ORCHARD TRACTS
SE1/4, SE1/4, SECTION 3, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01

APPROVALS:

HAPPY VALLEY
CO. RD. NO. 26

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR 5/15/01
DATE

Ed Mann
DOUGLAS COUNTY SURVEYOR DEPUTY 5-16-01
DATE

FILED THIS 17 DAY OF May 2001, at 8:00 AM
BY DOYLE SHAVER JR.
COUNTY CLERK



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

01 MAY 17 AM 8:00

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Doyle Shaver Jr.*

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CHARLES F. COOPER AND LAURA M. COOPER 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 DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT AND THE 10 FOOT DRAINAGE EASEMENTS SHOWN HEREON TO BE CREATED.

Charles F. Cooper
CHARLES F. COOPER

Laura M. Cooper
LAURA M. COOPER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF May 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES F. COOPER AND LAURA M. COOPER TO ME KNOWN TO BE THE PERSON 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



2001-11212

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 AS DESCRIBED IN A DEED TO CHARLES F. COOPER AND LAURA M. COOPER AS RECORDED IN INST. NO. 99-27790 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

TAX COLLECTORS CERTIFICATE:

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

James R. Kallig
DOUGLAS COUNTY TAX COLLECTOR 5-16-01
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INST. NO. 99-22790 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-330. KROHN LANE AND THE NORTH LINE WERE CONTROLLED BY MONUMENTS FOUND PER M 69-8, M 62-34, M 62-30 AND M 75-28. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND PER JOE-PORTER SUBDIVISION, M 64-21 AND 1995-0012. THE SOUTH LINE WAS ESTABLISHED PARALLEL TO THE SOUTH LINE OF M 69-8 AND THE WEST LINE WAS ESTABLISHED AS THE SOUTHERLY EXTENSION OF THE WEST LINE OF M 69-8.

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

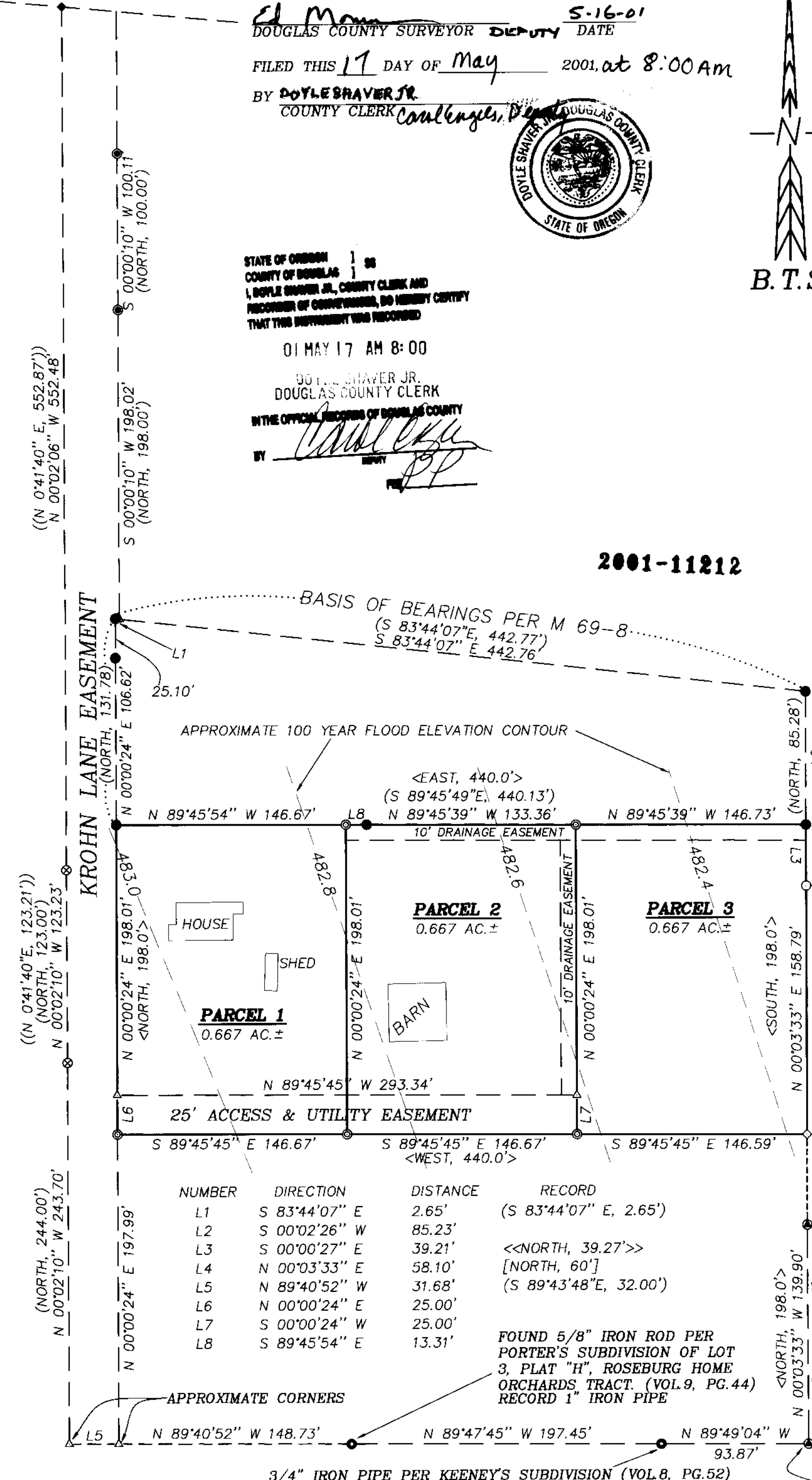
ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
LIMITED HAZARD RESIDENTIAL (LHR)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 99-330

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 69-8
- ⊙ = FOUND 5/8" IRON ROD PER M 62-34
- ◆ = FOUND 5/8" IRON ROD PER M 75-28
- ⊙ = FOUND 5/8" IRON ROD PER M 62-30
- ⊙ = FOUND 5/8" IRON ROD PER 1995-0012
- ⊙ = FOUND 5/8" IRON ROD PER M 64-21
- = FOUND 3/4" IRON PIPE PER JOE-PORTER SUBDIVISION (VOL. 10, PG. 38)
- = FOUND AS NOTED.
- △ = COMPUTED POINT
- () = RECORD PER M62-30, M62-34, M69-8
- [] = RECORD PER JOE-PORTER SUBDIVISION (VOL. 10, PAGE 38)
- < > = RECORD PER INST. NO. 99-27790
- (()) = RECORD PER M 75-28
- << >> = RECORD PER 1995-0012

2001-11212



NUMBER	DIRECTION	DISTANCE	RECORD
L1	S 83°44'07" E	2.65'	(S 83°44'07" E, 2.65')
L2	S 00°02'26" W	85.23'	
L3	S 00°00'27" E	39.21'	<<NORTH, 39.27'>>
L4	N 00°03'33" E	58.10'	[NORTH, 60']
L5	N 89°40'52" W	31.68'	(S 89°43'48"E, 32.00')
L6	N 00°00'24" E	25.00'	
L7	S 00°00'24" W	25.00'	
L8	S 89°45'54" E	13.31'	

SURVEYORS NOTES:

KROHN LANE EASEMENT: AN APPROXIMATE 30 FOOT ACCESS EASEMENT OVER KROHN LANE APPURTENANT TO PARCEL 1, 2 AND 3 HAS BEEN CREATED BY THE STIPULATED JUDGMENT FOR CIRCUIT COURT CASE NO. 00CV2490CC.

WAIVER OF OBJECTION: PARCELS 1, 2 AND 3 ARE SUBJECT TO A WAIVER OF OBJECTION OF ASSESSMENT AS RECORDED IN INST. NO. 2000-22199 (BOOK 1719, PG. 901-903).

ROADWAY MAINTENANCE AGREEMENT: PARCELS 1, 2 AND 3 ARE SUBJECT TO AN AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE AS RECORDED IN INST. NO. 2000-22200 (BOOK 1719, PG. 904-905).

100 YEAR FLOODPLAIN: PARCEL 1, 2 AND 3 ARE LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY. THE 100 YEAR FLOOD CONTOURS DRAFTED ON THE FACE OF THE MAP ARE SCALED AND INTERPOLATED FROM FEMA FLOOD INSURANCE RATE MAP 410059 0930 A.

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

SCALE: 1" = 60'
DATE: MAY 1, 2001

FOR: CHARLES & LAURA COOPER
691 RACCOON DRIVE
OAKLAND, OR 97462

JOB #: 00-037
FILE: COOPER1.DWG
SHEET 1 OF 1