

2001-0043

**APPROVALS:**

*Keith L. Cubic*  
COUNTY PLANNING DIRECTOR

6/7/01  
DATE

*Romy Wren*  
COUNTY SURVEYOR

6-8-01  
DATE

# LAND PARTITION PLAT

LOCATED IN  
SW 1/4, SECTION 21, T.29S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT WILLIAM B. AND KATHLEEN I. WARREN 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT

*William B. Warren*  
WILLIAM B. WARREN

*Kathleen I. Warren*  
KATHLEEN I. WARREN

FILED THIS 15 DAY OF June 2001 at 12:29 pm

BY *DOYLE SHAVER, JR.*  
COUNTY CLERK  
By *Carol Engler, Deputy*

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 42-22
- △ = COMPUTED POINT
- ⊕ = FOUND 1990 BRASS CAP AND ACCESSORIES PER PLSS ID# 340300
- ( ) = RECORD PER M 42-22

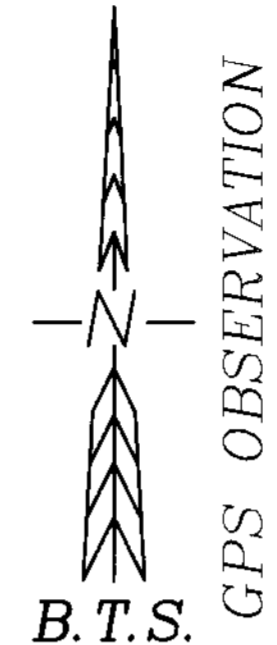
**TAX COLLECTORS CERTIFICATE:**

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

*James R. Krueger* 6-15-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

**ZONING & UTILITIES:**

ZONING: RURAL RESIDENTIAL (R5)  
COMP. PLAN: COMMITTED LOT OF RECORD (RCL)  
WATER: PARCEL 1 - WELL  
PARCEL 2 - SPRING  
SEWER: SEPTIC  
PLANNING FILE NO. 99-240



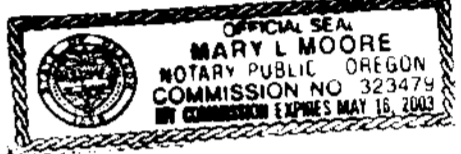
**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF May 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM B. WARREN AND KATHLEEN I. WARREN, 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:**

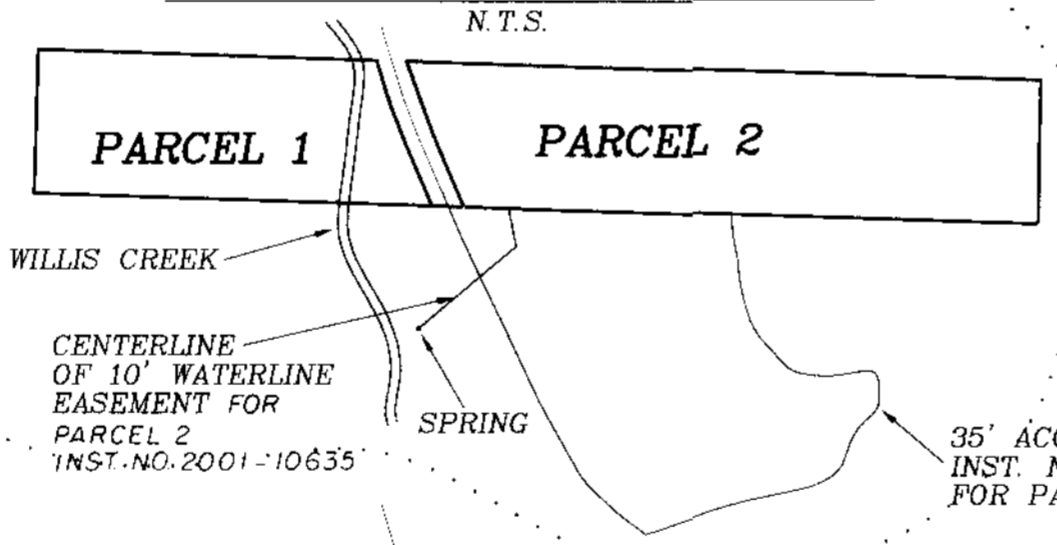
I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
THAT PARCEL OF LAND DESCRIBED IN A DEED TO WILLIAM B. AND KATHLEEN I. WARREN AS RECORDED IN INST. NO. 84-14007 OF RECORDS OF DOUGLAS COUNTY, OREGON. TOGETHER WITH THAT 35 FOOT WIDE ACCESS EASEMENT AS RECORDED IN INST. NO. 2001-02678 AND A 10 FOOT WATERLINE EASEMENT AS RECORDED IN INST. NO. 2001-10635 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

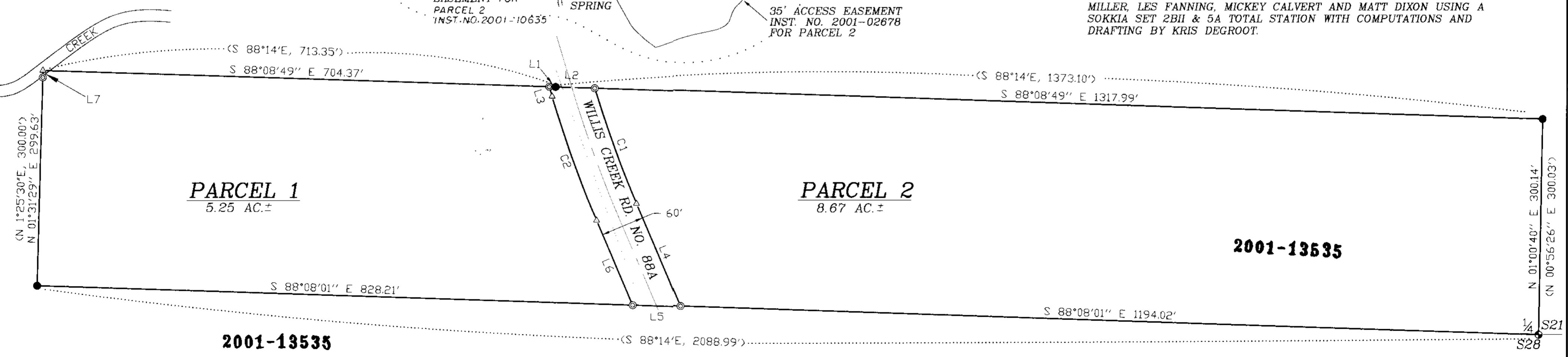
THE PURPOSE OF THIS SURVEY WAS TO PARTITION INST. NO. 84-14007 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-240. THE NE, SE AND SW CORNERS OF PARCEL 1 WERE FOUND IN ORIGINAL POSITION PER M 42-22. THE SURVEY WAS BASED ON GPS OBSERVATIONS WITH RANDOM SURVEY TIES TO CONTROLLING CORNERS. THE NW CORNER WAS COMPUTED BY HOLDING THE RECORD M 42-22 ANGLE AT THE SW CORNER. THE EAST LINE OF PARCEL 1 AND WEST LINE OF PARCEL 2 WERE COMPUTED AT 30 FEET FROM THE AS-BUILT CENTERLINE OF WILLIS CREEK ROAD COUNTY ROAD NO. 88A. THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, DEREK MILLER, LES FANNING, MICKEY CALVERT AND MATT DIXON USING A SOKKIA SET 2BII & 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
DOYLE SHAVER, JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
01 JUN 15 PM 12:29  
DOYLE SHAVER, JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
FEE \$*PP*

**PARCEL 2 ACCESS SCHEMATIC**



NUMBER	DIRECTION	DISTANCE
L1	S 88°08'49" E	8.91'
L2	S 88°08'49" E	54.36'
L3	S 16°37'09" E	13.95'
L4	S 22°54'35" E	156.02'
L5	N 88°08'01" W	66.08'
L6	N 22°54'35" W	128.33'
L7	N 01°31'29" E	9.64'



NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
C1	06°04'23"	1607.02	170.34	85.25	S 19°52'24" E	170.26
C2	06°17'26"	1667.02	183.02	91.60	N 19°45'52" W	182.93

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

SCALE: 1" = 100'  
DATE: MAY 17, 2001

FOR: WILLIAM B. & KATHLEEN I. WARREN  
6505 WILLIS CREEK RD.  
WINSTON, OREGON 97496

JOB #: 99-999  
FILE: WARREN1.DWG  
SHEET 1 OF 1

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