LAND PARTITION PLAT

LOCATED IN THE
SE 1/4 OF SECTION 22 & NE 1/4 OF SECTION 27
T.26S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

2001-0052

APPROVALS:

Keith L. Cubic — 6/25/01
COUNTY PLANNING DIRECTOR — DATE

[illegible] DEPUTY — 6-25-01
COUNTY SURVEYOR — DATE

BOYLE SHAWVER JR., DOUGLAS COUNTY CLERK
STATE OF OREGON

25TH DAY OF June 2001, at 11:46AM
FILED IN THE OFFICE OF THE COUNTY CLERK
By Carol Engel, Deputy

BOYLE SHAWVER JR.
DOUGLAS COUNTY CLERK
01 JUN 28 AM 11:46

STATE OF OREGON
COUNTY OF DOUGLAS } SS
I, BOYLE SHAWVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED IN THE COUNTY RECORDS OF DOUGLAS COUNTY

2001-14797

LEGEND:

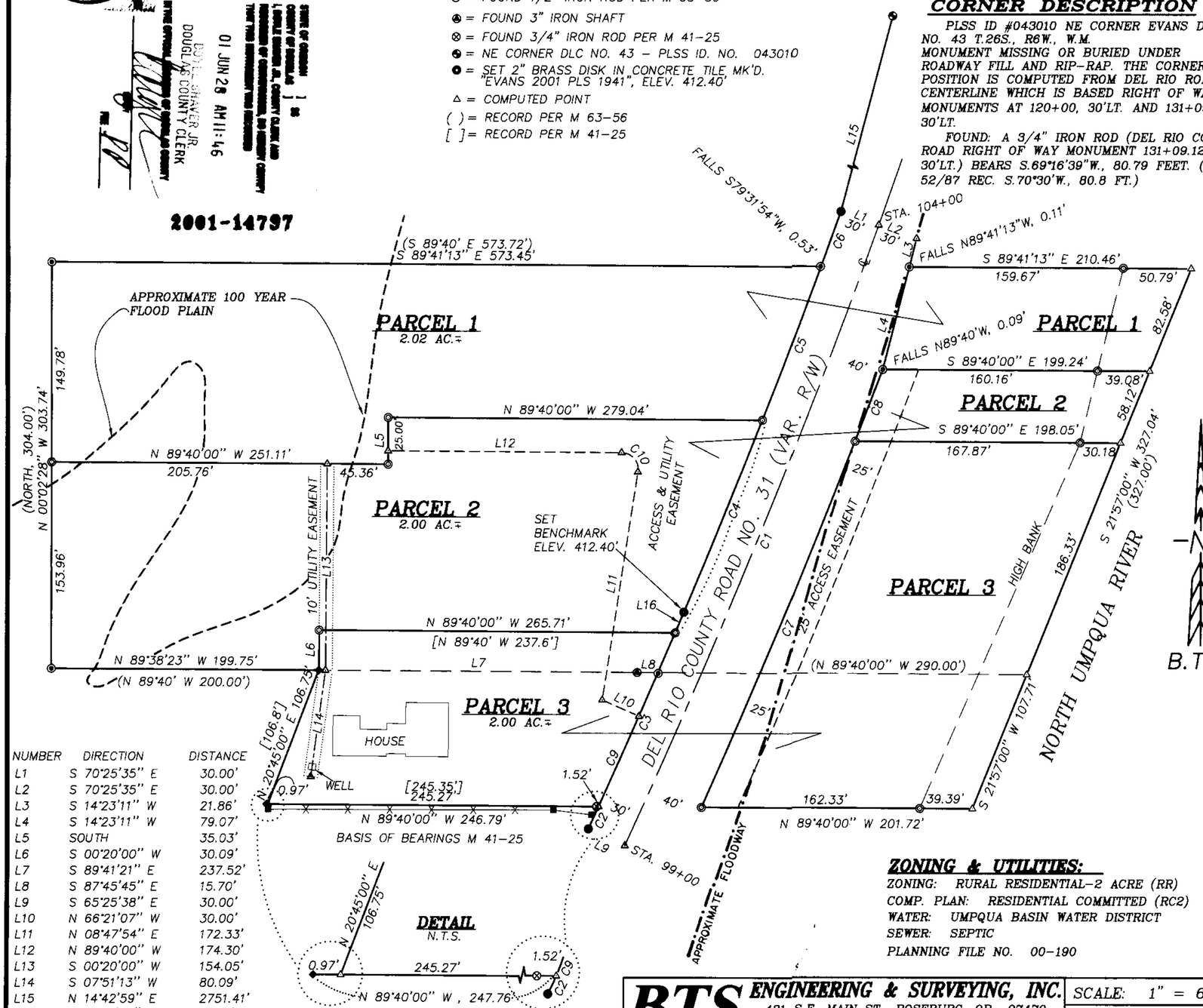
- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ● = FOUND 3/4" IRON ROD PER 1961 PLANS FOR COUNTY ROAD NO. 31
- ◆ = FOUND 5/8" IRON ROD PER M 23-47 & M 23-47A
- ◉ = FOUND 1/2" IRON ROD PER M 63-56
- ▲ = FOUND 3" IRON SHAFT
- ⊗ = FOUND 3/4" IRON ROD PER M 41-25
- ◔ = NE CORNER DLC NO. 43 – PLSS ID. NO. 043010
- ● = SET 2" BRASS DISK IN CONCRETE TILE, MK'D. "EVANS 2001 PLS 1941", ELEV. 412.40'
- △ = COMPUTED POINT
- ( ) = RECORD PER M 63-56
- [ ] = RECORD PER M 41-25

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

CORNER DESCRIPTION

PLSS ID #043010 NE CORNER EVANS D.L.C. NO. 43 T.26S., R6W., W.M. MONUMENT MISSING OR BURIED UNDER ROADWAY FILL AND RIP-RAP. THE CORNER POSITION IS COMPUTED FROM DEL RIO ROAD CENTERLINE WHICH IS BASED RIGHT OF WAY MONUMENTS AT 120+00, 30'LT. AND 131+09.12, 30'LT.

FOUND: A 3/4" IRON ROD (DEL RIO COUNTY ROAD RIGHT OF WAY MONUMENT 131+09.12, 30'LT.) BEARS S.69°16'39"W., 80.79 FEET. (C.S. 52/87 REC. S.70°30'W., 80.8 FT.)



NUMBER	DIRECTION	DISTANCE
L1	S 70°25'35" E	30.00'
L2	S 70°25'35" E	30.00'
L3	S 14°23'11" W	21.86'
L4	S 14°23'11" W	79.07'
L5	SOUTH	35.03'
L6	S 00°20'00" W	30.09'
L7	S 89°41'21" E	237.52'
L8	S 87°45'45" E	15.70'
L9	S 65°25'38" E	30.00'
L10	N 66°21'07" W	30.00'
L11	N 08°47'54" E	172.33'
L12	N 89°40'00" W	174.30'
L13	S 00°20'00" W	154.05'
L14	S 07°51'13" W	80.09'
L15	N 14°42'59" E	2751.41'
L16	N 22°31'34" E	16.62'

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-2 ACRE (RR)
COMP. PLAN: RESIDENTIAL COMMITTED (RC2)
WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC
PLANNING FILE NO. 00-190

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT NATHANIEL EVANS IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S 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 ACCESS AND UTILITY EASEMENT, THE 25 FOOT ACCESS EASEMENT AND THE 10 FOOT UTILITY EASEMENTS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 1 AND 2.

Nathaniel Evans
NATHANIEL EVANS

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NATHANIEL EVANS, 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

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 THOSE DEEDS TO NATHANIEL EVANS, AS RECORDED IN INSTRUMENT NO. 71-4433, INST. NO. 71-10043 AND INST. NO. 77-7825 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 71-4433, INST. NO. 71-10043 AND INST. NO. 77-8525 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-190. THE SOUTH AND WEST LINES OF PARCEL 3 WERE CONTROLLED BY M 23-47, M 23-47A AND M 41-25 MONUMENTS. THE SOUTHWEST CORNER OF PARCEL 3 WAS COMPUTED AT THE INTERSECTION OF M 41-25 BEARINGS AS PER M 41-25. THE SOUTH, WEST AND NORTH LINES OF PARCELS 1 AND 2 WERE CONTROLLED BY M 63-56 MONUMENTS. THE RIGHT OF WAY OF DEL RIO ROAD WAS CONTROLLED BY MONUMENTS FOUND PER THE 1961 PLANS FOR COUNTY ROAD NO. 31. THE EAST LINE WAS COMPUTED PER CALLS IN INST. NO. 71-4433 AND INST. NO. 71-10043.

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.

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger — 6-28-01
DOUGLAS COUNTY TAX COLLECTOR — DATE

2001-14797

NUMBER	DELTA	RADIUS '	ARC '	TAN '	CHORD BRG.	CHORD '
C1	04°59'57"	5729.58	499.92	250.12	N 22°04'23" E	499.76
C2	00°11'03"	5699.58	18.32	9.16	N 24°28'50" E	18.32
C3	01°25'29"	5699.58	141.74	70.87	N 23°40'34" E	141.73
C4	01°43'16"	5699.58	171.21	85.61	N 22°06'12" E	171.20
C5	01°13'55"	5699.58	122.56	61.28	N 20°37'36" E	122.55
C6	00°26'14"	5699.58	43.48	21.74	N 19°47'32" E	43.48
C7	02°56'02"	5769.58	295.44	147.75	N 22°36'42" E	295.41
C8	00°34'23"	5769.58	57.70	28.85	N 20°51'30" E	57.70
C9	00°44'26"	5699.58	73.66	36.83	N 24°01'06" E	73.66
C10	98°27'54"	12.50	21.48	14.50	N 40°26'03" W	18.93

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 24, 2001

FOR: NATHANIEL EVANS
3471 DEL RIO ROAD
ROSEBURG, OREGON 97470

JOB #: 00-096
FILE: Evans.DWG
SHEET 1 OF 1

2001-0052