LAND PARTITION PLAT
REPLATTING LAND PARTITION 2000-0008
LOCATED IN THE NW 1/4 OF SECTION 30 T.26S., R.5W., W.M. DOUGLAS COUNTY, OREGON

LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
● = FOUND 5/8" IRON ROD PER 1968 PLANS FOR COUNTY ROAD NO. 115-A
◆ = FOUND 3/4" IRON PIPE PER M 17-55
◉ = FOUND 5/8" IRON ROD PER SADDLE BUTTE ESTATES (VOL. 14, PG. 25)
⊗ = FOUND 5/8" IRON ROD PER SADDLE BUTTE ESTATES NO. 2 (VOL 16, PG 14 A & B)
◭ = FOUND 5/8" IRON ROD PER M 46-16
△ = COMPUTED POINT
( ) = RECORD PER M 35-78
[ ] = RECORD PER M 46-16

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

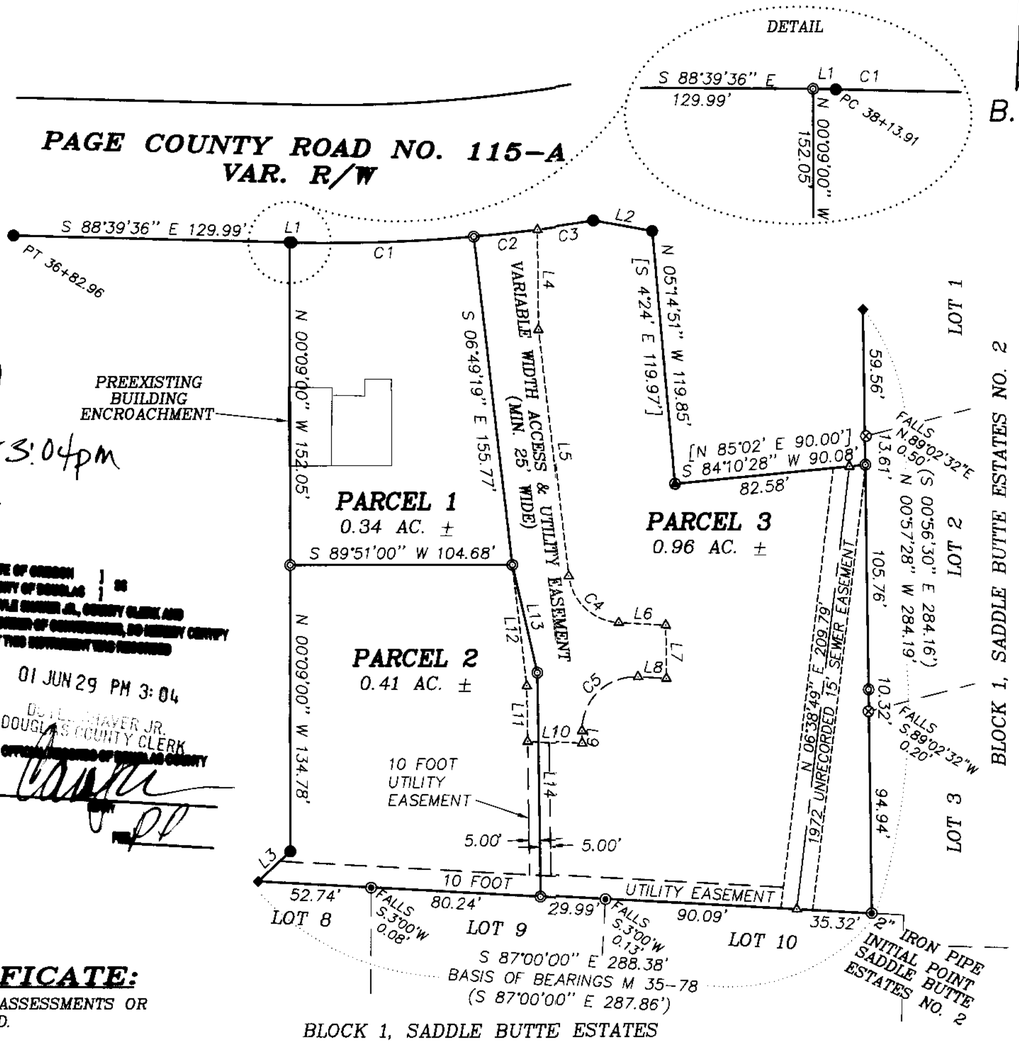
RENEWAL DATE: 12-31-01

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: RESIDENTIAL LOW DENSITY (RLD)
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
PLANNING FILE NO. 01-023

NUMBER	DIRECTION	DISTANCE
L1	N 88°39'36" W	0.91'
L2	S 79°53'57" E	28.15'
L3	N 46°39'49" E	20.60'
L4	S 00°43'14" E	47.33'
L5	S 06°49'19" E	117.38'
L6	S 87°00'00" E	22.01'
L7	S 00°57'28" E	25.06'
L8	N 87°00'00" W	13.31'
L9	S 00°57'28" E	5.79'
L10	N 87°00'00" W	25.06'
L11	N 00°57'28" W	26.09'
L12	N 06°49'19" W	57.55'
L13	S 12°58'34" E	52.25'
L14	S 00°57'28" E	105.25'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BRG.	CHORD
C1	06°35'04"	746.20	85.75	42.92	N 88°03'13" E	85.71
C2	02°18'22"	746.20	30.03	15.02	N 83°36'30" E	30.03
C3	01°58'52"	746.20	25.80	12.90	N 81°27'52" E	25.80
C4	80°10'41"	25.00	34.98	21.04	S 46°54'40" E	32.20
C5	93°57'28"	25.00	41.00	26.79	S 46°01'16" W	36.56



BLOCK 1, SADDLE BUTTE ESTATES

APPROVALS:

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

Ed M — DEPUTY — 6-25-01
COUNTY SURVEYOR — DATE

FILED THIS 29 DAY OF June 2001, at 3:04pm
BY DOYLE SHAVER JR., COUNTY CLERK By Carol Engels, Deputy

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECEIVED
01 JUN 29 PM 3:04
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICE RECORDS OF DOUGLAS COUNTY
BY
FEE

2001-15029

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger — 6-29-01
DOUGLAS COUNTY TAX COLLECTOR — DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JOHN HUGHEY, ROB HUGHEY AND PATSY R. ROKUS ARE 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE ACCESS AND UTILITY EASEMENT AND THE 10 FOOT UTILITY EASEMENTS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3.

John Hughey — JOHN HUGHEY
Patsy R. Rokus — PATSY R. ROKUS
Rob Hughey — ROB HUGHEY

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN HUGHEY, ROB HUGHEY AND PATSY R. ROKUS 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.

B.T.S.

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:

THOSE PARCELS OF LAND DESCRIBED IN THAT DEEDS TO PATSY R. ROKUS AS RECORDED IN INSTRUMENT NO. 99-20260 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 REPLAT PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT 2000-0008 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 01-023 SO AS TO REPLACE A 54 FOOT WIDE ACCESS EASEMENT AND CUL-DE-SAC WITH A 25 FOOT WIDE ACCESS EASEMENT AND TO RE-ALIGN PARCEL BOUNDARIES. ALL MONUMENTS SET UNDER 2000-0008 WERE REMOVED UNDER THIS SURVEY. I FOUND 1 TO 2 FOOT DISCREPANCIES BETWEEN THE RECORD AND ACTUAL LOCATION OF 2000-0008 MONUMENTS, THEREFORE I CONTROLLED THE BOUNDARIES WITH MONUMENTS SET UNDER PREVIOUS SURVEYS AND CALLED OUT IN INST. NO. 99-20260. THE NORTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER THE 1968 PLANS FOR COUNTY ROAD NO. 115-A. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 17-55, M 35-78 AND THE INITIAL POINT OF "SADDLE BUTTE ESTATES". THE NE AND NW CORNER OF LOT 9, BLOCK 1, "SADDLE BUTTE ESTATES" FELL OFF THE SOUTH LINE AS NOTED. THE EAST LINE WAS CONTROLLED BY THE INITIAL POINT OF "SADDLE BUTTE ESTATES NO. 2" AND A MONUMENT FOUND PER M 17-55 WITH THE NE AND SE CORNER OF LOT 2. BLOCK 1, "SADDLE BUTTE ESTATES NO. 2 FALLING OFF THIS LINE AS NOTED ON THE FACE OF THE MAP. THE NORTHERLY PORTION OF THE EAST LINE WAS CONTROLLED BY THE SOUTH AND WEST LINES OF M 46-16. THE SE CORNER OF M 46-16 WAS SET AT M 46-16 RECORD DISTANCE SOUTH OF THE FOUND M 17-55 MONUMENT. THE WEST LINE WAS ESTABLISHED AT DEED (INST. NO. 99-20260) BEARING FROM THE FOUND M 35-7 MONUMENT. A GREENHOUSE ADDITION TO AN EXISTING HOUSE WAS FOUND TO ENCROACH APPROXIMATELY 1 FOOT OVER THE WEST LINE. AN UNRECORDED 15 FOOT WIDE SANITARY SEWER EASEMENT GRANTED BY ROKUS' PREDECESSOR IN TITLE, WHITTENBURG, TO THE NORTH UMPQUA SANITARY DISTRICT WAS FOUND IN THE ROSEBURG URBAN SANITARY AUTHORITY (RUSA) RECORDS 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.

2001-15029

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

SCALE: 1" = 50'
DATE: APRIL 24, 2001

FOR: ROB HUGHEY
2938 PAGE ROAD
ROSEBURG, OREGON 97470

JOB #: 01-038
FILE: Hughey-1.DWG
SHEET 1 OF 1

2001-0057

2001-0057