

TAX COLLECTORS CERTIFICATE:

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

James K. Kuegel 7-24-01
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:
Keith L. Cubic 7/12/01
COUNTY PLANNING DIRECTOR DATE

Randy W. ... 7-12-01
COUNTY SURVEYOR DATE
8:15 A.M. 2001-17083

FILED THIS 25TH DAY OF JULY 2001,

BY Boyle Shaver Jr. COUNTY CLERK

STATE OF OREGON
COUNTY OF DOUGLAS
DOYLE SHAVER JR., COUNTY CLERK AND
RECORDS OF DEEDS, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 JUL 25 AM 8:15

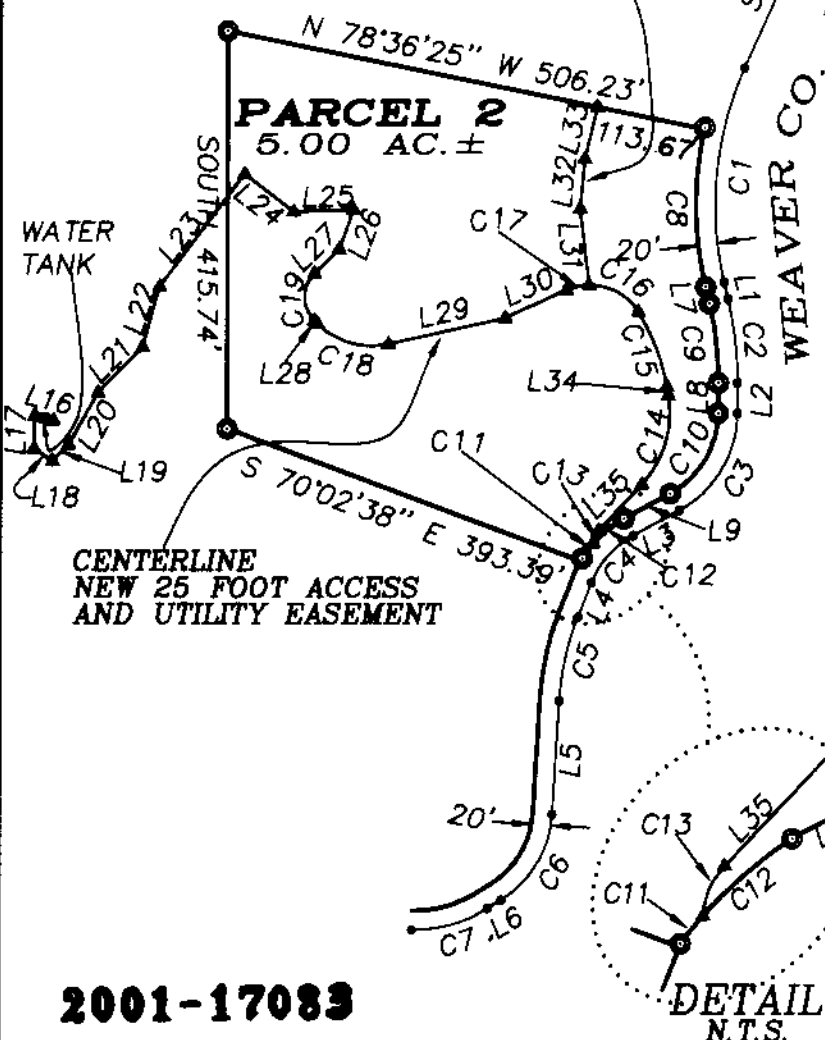
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICE RECORDS OF DOUGLAS COUNTY

Boyle Shaver Jr.
PP

NUMBER	DIRECTION	DISTANCE
L10	[N 89°45'30" E	763.82']
L11	[N 89°59'00" E	751.53']
L12	[N 00°13'20" W	1740.88']
L13	[NORTHERLY	2190.00']
L14	[EAST	2440.00']
L15	[S 51°44'04" E	950.00']

CENTERLINE
NEW 25 FOOT ACCESS
EASEMENT



NUMBER	DIRECTION	DISTANCE
L1	S 13°19'09" E	18.04'
L2	S 00°15'00" W	31.40'
L3	S 61°21'60" W	54.71'
L4	S 21°22'60" W	38.69'
L5	S 03°23'00" W	118.53'
L6	S 57°32'60" W	16.70'
L7	S 13°19'09" E	18.04'
L8	S 00°15'00" W	31.40'
L9	S 61°21'60" W	54.71'
L16	N 75°42'03" W	20.00'
L17	S 01°13'03" W	34.27'
L18	S 55°33'23" E	23.15'
L19	N 45°02'20" E	24.47'
L20	N 29°05'48" E	61.95'
L21	N 44°16'42" E	66.17'
L22	N 15°29'46" E	65.61'
L23	N 36°47'04" E	147.56'
L24	S 52°31'55" E	64.43'

ZONING & UTILITIES:

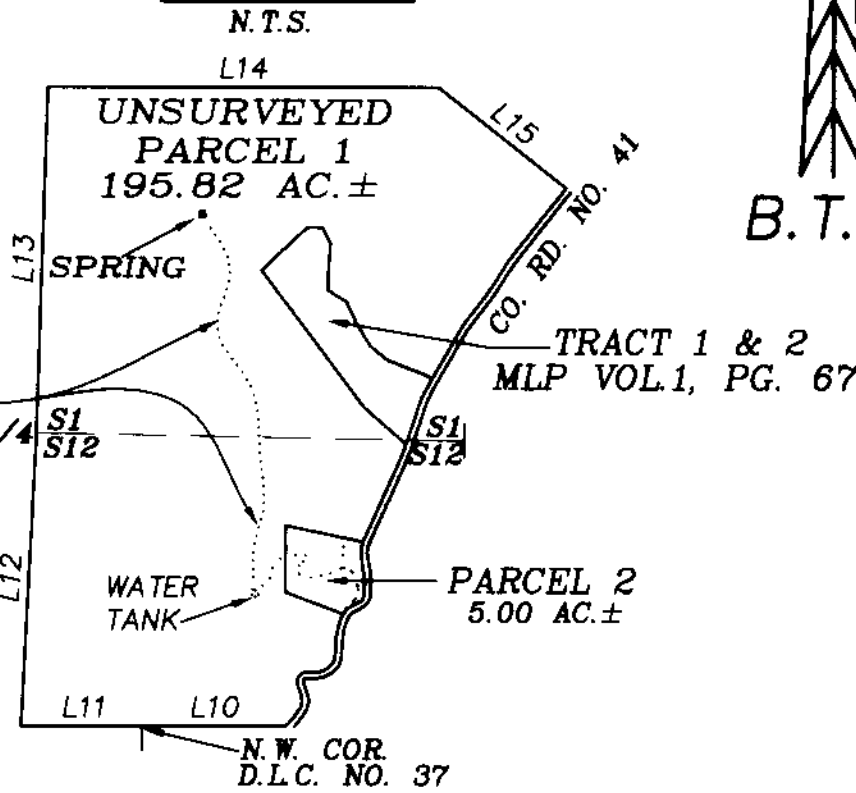
ZONING: (FF) FARM FOREST
COMP. PLAN: FARM FOREST TRANSITION
WATER: SPRING
SEWER: SEPTIC
PLANNING FILE NO. 98-015

LAND PARTITION PLAT
LOCATED IN
SECTIONS 1 AND 12, T.30S. R.6W. W.M.
SECTION 6, T.30S. 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 M 45-4
- = CENTERLINE CO. ROAD NO. 41
- ▲ = CENTERLINE ACCESS EASEMENT
- △ = COMPUTED POINT
- ⊙ = FOUND MONUMENT AS NOTED PER PLSS ID# 700600
- () = RECORD PER M 45-4
- [] = RECORD PER LAND PARTITION 1996-0072 A-D

SCHEMATIC



APPROXIMATE CENTERLINE
NEW 20 FOOT WATERLINE
EASEMENT

CORNER DESCRIPTION:

S1/S12 ONLY T.30S., R.6W., W.M. PLSS ID #700600

FOUND: A 1 1/4" AXLE BY IRVING IN 1929 PER M 1-61, FIRMLY SET, BURIED 26" BELOW THE GROUND SURFACE. ALSO FOUND A 2 1/2" USBLM STANDARD STAINLESS STEEL POST WITH BRASS CAP BY BEDELL IN A 1991 USBLM RESURVEY OF SECTION 12 (USBLM VOL. 50, PAGES 19199-200), BURIED 12" AND LYING FLAT WITH A 3/4" X 30" IRON ROD BY BYRON IN 1963 PER C.S FILE 53/26 INSIDE THE 2 1/2" IRON POST AND BENT.

SET: I RESET THE 2 1/2" USBLM IRON POST EXACTLY OVER THE 1 1/4" AXLE AND BURIED 6" BELOW THE GROUND SURFACE. I STRAIGHTEN AND RESET THE 3/4" IRON ROD ON THE NORTH EDGE OF THE 2 1/2" IRON POST BURIED 8" BELOW THE GROUND SURFACE. FROM WHICH A BEARING TREE BY BYRON IN 1963:

A 17" WHITE OAK BEARS S.58°36"W., 143.26 FEET WITH A HEALED BLAZE. (REC. S.59°W., 143.6 FT.)
AND A BEARING OBJECT BY BYRON IN 1963:
A 3/4" IRON ROD PROJECTING 16" ABOVE THE GROUND BEARS N.66°56'W., 49.92 FT. (REC. N.65°W., 49.6 FT.)
AND BEARING OBJECTS BY MONREAN IN 1979 PER C.S. FILE 60/34:

A "X" CHISELED IN THE FACE OF A CONCRETE HEADWALL BEARS N.34°36'W., 144.60 FT. (REC. N.34°W., 144.9 FT.)
A 1 1/2" ANGLE IRON PROJECTING 12" ABOVE THE GROUND BEARS S.87°54'W., 59.82 FT. (REC. WEST, 59.9 FT.)

NUMBER	DIRECTION	DISTANCE
L25	N 88°17'56" E	62.09'
L26	S 19°44'35" W	44.06'
L27	S 45°03'21" W	35.87'
L28	S 44°56'44" E	3.89'
L29	N 77°24'48" E	124.36'
L30	N 65°11'14" E	70.01'
L31	N 06°31'39" W	80.48'
L32	N 05°10'31" E	52.32'
L33	N 13°31'20" E	57.46'
L34	S 10°07'10" E	9.40'
L35	S 42°46'15" W	66.31'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01.

2001-17083

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

SCALE: 1" = 200'
DATE: JUNE 27, 2001

FOR: NATHAN & MARTHA ALLER
856 E. CENTRAL
SUTHERLIN, OREGON 97479

JOB #: 01-040
FILE: ALLER1.DWG
SHEET 1 OF 1

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT NATHAN S. AND MARTHA J. ALLER 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 DO HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT, THE 25 FOOT ACCESS EASEMENT AND THE 20 FOOT WATERLINE EASEMENT TO BE CREATED.

Nathan S. Aller
NATHAN S. ALLER

Martha J. Aller
MARTHA J. ALLER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29TH DAY OF June 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NATHAN S. ALLER AND MARTHA J. ALLER 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 MENTIONED.

Jean H. Crawford
NOTARY PUBLIC, STATE OF OREGON

JEAN H. CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 30924C
MY COMMISSION EXPIRES APR 17, 2002

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 ON THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 1. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCELS 1, AND 2:

PARCEL 3 OF LAND PARTITION PLAT 1996-0072 A-D AS RECORDED IN INSTRUMENT NO. 96-18973 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 200.82 ACRE PARCEL OF LAND INTO A 5.00 ACRE PARCEL AND A 195.82 ACRE PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-015. PARCEL 2 WAS SURVEYED AND MONUMENTED. PARCEL 1 WAS NOT SURVEYED AND IS SHOWN SCHEMATICALLY ON THIS PLAT. PARCEL 1 ACREAGE IS COMPUTED FROM DOUGLAS COUNTY ASSESSOR'S OFFICE RECORDS. THE BOUNDARIES OF PARCEL 2 WERE ESTABLISHED AS DIRECTED BY THE OWNERS AND CONTROLLED BY THE WESTERLY RIGHT OF WAY LINE OF WEAVER COUNTY ROAD NO. 41. THE AS BUILT CENTERLINE AND THE UNDATED PLANS FOR WEAVER ROAD CONTROLLED THE RIGHT OF WAY LINE. THE ROAD PLAN CENTERLINE CONTROLLED THE RIGHT OF WAY FROM CURVE C3 SOUTH WHERE IT CLOSELY MATCHES THE AS BUILT CENTERLINE. THE ROAD PLAN CENTERLINE LYING NORTH OF CURVE C3 DOES NOT MATCH THE AS BUILT CENTERLINE. THEREFORE RIGHT OF WAY LYING NORTH OF CURVE C3 IS CONTROLLED BY THE AS BUILT CENTERLINE. THE 25 FOOT ACCESS AND UTILITY EASEMENT AND 25 FOOT ACCESS EASEMENTS WERE SURVEYED. THE 25 FOOT WATERLINE EASEMENT FROM THE EXISTING WATER TANK TO THE SPRING WAS NOT SURVEYED.

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.

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	37°14'33"	352.59	229.18	118.81	S 05°18'08" W	225.17	
C2	13°34'09"	373.67	88.49	44.46	S 06°32'05" E	88.29	
C3	61°07'00"	115.75	123.47	68.34	S 30°48'30" W	117.70	
C4	39°59'00"	95.49	66.64	34.74	S 41°22'30" W	65.29	
C5	18°00'00"	286.48	90.00	45.37	S 12°23'00" W	89.63	
C6	54°09'60"	114.59	108.33	58.60	S 30°27'60" W	104.34	
C7	33°12'00"	143.24	83.00	42.70	S 74°09'00" W	81.84	
C8	25°54'34"	372.59	168.49	85.71	S 00°21'52" E	167.05	
C9	13°34'09"	353.67	83.76	42.08	S 06°32'05" E	83.56	
C10	61°07'00"	95.75	102.13	56.53	S 30°48'30" W	97.36	
C11	09°38'11"	115.49	19.42	9.74	N 36°15'14" E	19.40	
C12	20°17'41"	115.49	40.91	20.67	N 11°13'10" E	40.70	
C13	40°02'12"	20.00	13.98	7.29	N 22°45'09" E	13.69	
C14	52°46'09"	108.50	99.93	53.83	N 16°26'12" E	96.44	
C15	22°02'38"	218.69	84.14	42.60	N 20°57'09" W	83.62	
C16	59°24'42"	59.01	61.19	33.67	N 61°40'49" W	58.48	
C17	23°25'36"	59.01	24.13	12.23	S 76°54'02" W	23.96	
C18	57°42'10"	80.00	80.57	44.07	N 73°44'07" W	77.21	
C19	90°00'00"	35.00	54.98	35.00	N 00°03'21" E	49.50	

2001-0061

1900-1002

2001-17083

2001-17083