

2001-1002

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = SET MAG NAIL WITH BRASS WASHER STAMPED "BTS PROP COR"
- = FOUND 3/4" IRON ROD PER 1963 PLANS FOR CO. ROAD NO. 51
- ⊙ = FOUND 5/8" IRON ROD PER 1986 PLANS FOR CO. ROAD NO. 51
- ⊙ = FOUND 5/8" IRON ROD PER M 38-17
- ⊙ = FOUND MONUMENT AS NOTED PER VOL. 3, PAGE 128
- △ = COMPUTED POINT
- ▲ = COMPUTED CO. ROAD NO. 52 CENTERLINE
- = COMPUTED CO. ROAD NO. 51 CENTERLINE
- ( ) = RECORD PER M 38-17

**LAND PARTITION**  
**PARCEL 2, LAND PARTITION 2000-0023**  
 LOCATED IN THE  
**SE 1/4 & SW 1/4, SECTION 1**  
**NE 1/4 & NW 1/4 & SW 1/4, SECTION 12**  
**T.27S., R.7W., W.M.**  
**DOUGLAS COUNTY, OREGON**

**DECLARATION AND DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NELLIE ROSE RICHARDS REVOCABLE TRUST AND RUTH C. CRAMER LIVING TRUST 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.

*John B Richards Trustee*  
 JOHN B RICHARDS, TRUSTEE  
*Nellie Rose Richards Trustee*  
 NELLIE ROSE RICHARDS, TRUSTEE  
*Ruth C Cramer Trustee*  
 RUTH C. CRAMER, TRUSTEE

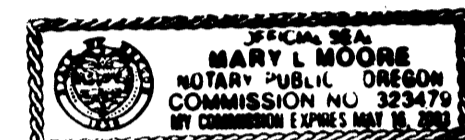
**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF July, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN B. RICHARDS, NELLIE ROSE RICHARDS AND RUTH C. CRAMER, 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 PARCEL 1 AND THAT I HAVE NOT SURVEYED BUT CORRECTLY PLATTED PARCEL 2 OF THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 2 OF LAND PARTITION PLAT 2000-0023 A&B AS RECORDED IN INST. NO. 2000-08475 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ABOVE DESCRIBED PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 01-092.

THE NORTH LINE OF PARCEL 2 WAS CONTROLLED BY RIGHT OF WAY MONUMENTS FOUND PER THE 1963 AND 1986 PLANS FOR COUNTY ROAD NO. 51. THE RIGHT OF WAY LYING EAST OF THE 1986 ALIGNMENT AND WEST OF THE 1963 ALIGNMENT WAS CONTROLLED BY THE AS-BUILT CENTERLINE. THE EAST LINE WAS CONTROLLED BY THE E 1/16 OF S1/S12 AS FOUND PER DCSO VOLUME 3, PAGE 128 AND MONUMENTS FOUND PER M 38-17. THE SOUTH AND WEST LINES WERE ESTABLISHED AS DIRECTED BY THE OWNER. THE SOUTH AND WEST LINES OF PARCEL 2 WERE COMPUTED PER THE 1986 PLANS FOR COUNTY ROAD NO. 51, THE 1970 PLANS FOR COUNTY ROAD NO. 52, AND CS 51/240-1. THE EAST LINE OF PARCEL 2 IS SHOWN SCHEMATICALLY.

A ZONE CHANGE AND COMPREHENSIVE PLAN AMENDMENT WAS APPROVED ON PARCEL 1 UNDER PLANNING FILE NO. 00-152.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AND MICKEY CALVERT USING A SOKKIA SET 2BII AND SOKKIA SET 5A TOTAL STATIONS 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. Kaulger* 8-1-01  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
**2001-17821**

**APPROVALS:**

*Keith L. Cubic* 7/26/01  
 COUNTY PLANNING DIRECTOR DATE  
*Ed Mangan* 7-26-01  
 COUNTY SURVEYOR DEPUTY DATE

FILED AT 8:38 AM THIS 2 DAY OF August 2001.

BY DOYLE SHAYER JR.  
 COUNTY CLERK

**2001-17821**

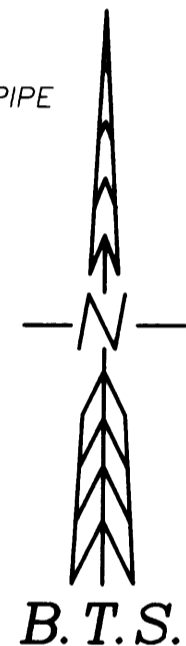
STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS  
 I, DOYLE SHAYER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

01 AUG -2 AM 8:38

DOYLE SHAYER JR.  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

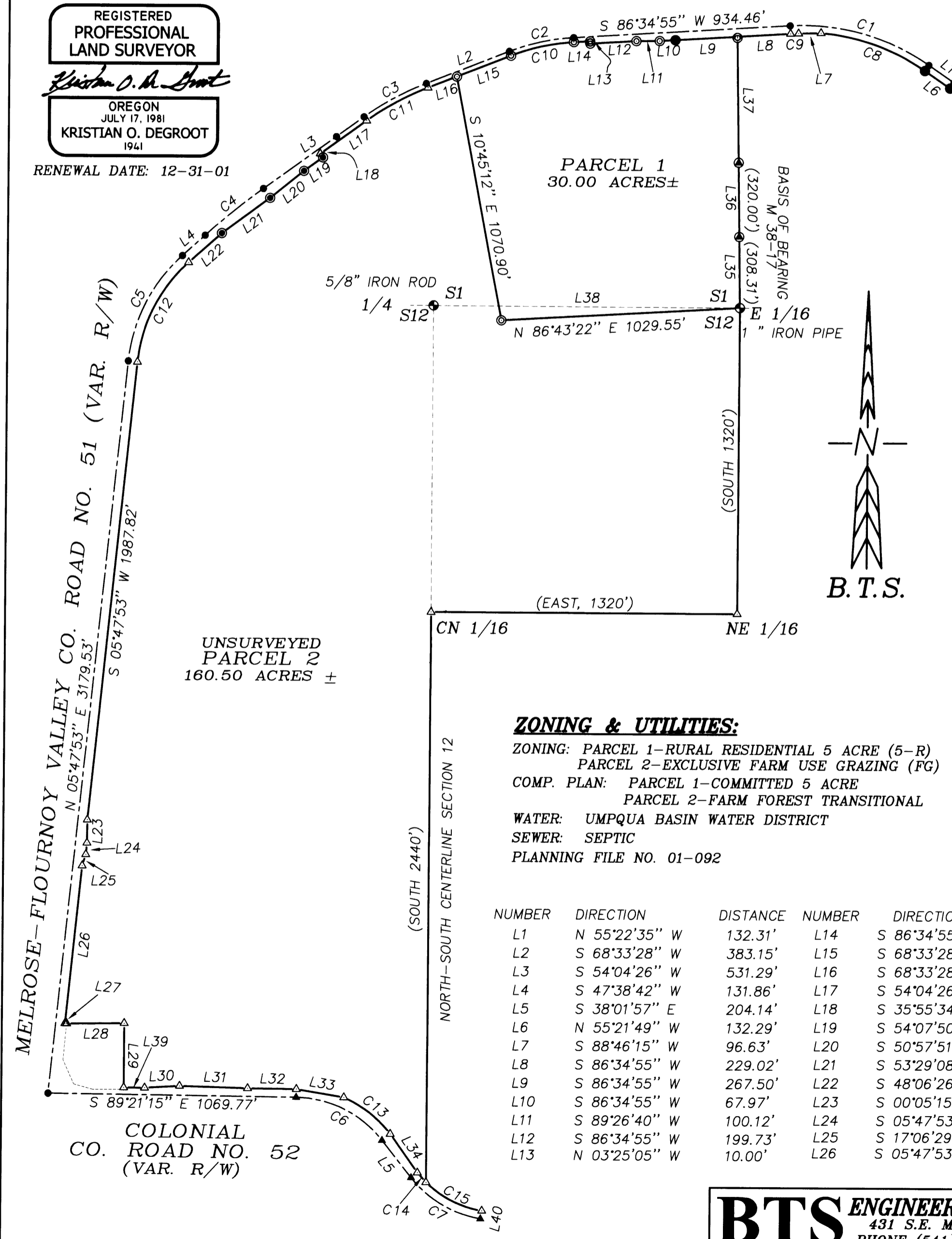
BY *[Signature]*



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

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

RENEWAL DATE: 12-31-01



**ZONING & UTILITIES:**

ZONING: PARCEL 1-RURAL RESIDENTIAL 5 ACRE (5-R)  
 PARCEL 2-EXCLUSIVE FARM USE GRAZING (FG)  
 COMP. PLAN: PARCEL 1-COMMITTED 5 ACRE  
 PARCEL 2-FARM FOREST TRANSITIONAL  
 WATER: UMPQUA BASIN WATER DISTRICT  
 SEWER: SEPTIC  
 PLANNING FILE NO. 01-092

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BRG.	CHORD
L1	N 55°22'35" W	132.31'	L14	S 86°34'55" W	70.24'	L27	S 84°12'07" E	7.51'	C1	38°02'30"	954.42	633.69	329.02	N 74°23'50" W	622.11
L2	S 68°33'28" W	383.15'	L15	S 68°33'28" W	250.09'	L28	N 89°28'00" E	247.87'	C2	18°01'27"	904.67	284.59	143.48	S 77°34'12" W	283.42
L3	S 54°04'26" W	531.29'	L16	S 68°33'28" W	133.06'	L29	S 00°05'30" E	276.63'	C3	14°29'02"	1206.23	304.92	153.28	S 61°18'57" W	304.11
L4	S 47°38'42" W	131.86'	L17	S 54°04'26" W	245.49'	L30	N 86°49'54" E	150.33'	C4	06°25'44"	2864.79	321.44	160.89	S 50°51'34" W	321.28
L5	S 38°01'57" E	204.14'	L18	S 35°55'34" E	20.00'	L31	S 88°22'44" E	293.73'	C5	41°50'49"	716.20	523.09	273.83	S 26°43'18" W	511.54
L6	N 55°21'49" W	132.29'	L19	S 54°07'50" W	99.91'	L32	S 89°21'15" E	209.62'	C6	51°19'18"	477.46	427.68	229.39	S 63°41'36" E	413.53
L7	S 88°46'15" W	96.63'	L20	S 50°57'51" W	186.16'	L33	S 80°29'48" E	207.65'	C7	42°50'47"	477.46	357.05	187.34	S 59°27'21" E	348.79
L8	S 86°34'55" W	229.02'	L21	S 53°29'08" W	257.05'	L34	S 35°13'41" E	204.38'	C8	29°53'27"	924.42	482.26	246.75	N 70°19'18" W	476.81
L9	S 86°34'55" W	267.50'	L22	S 48°06'26" W	191.33'	L35	N 00°56'31" W	308.27'	C9	02°09'03"	919.42	34.51	17.26	S 87°39'27" W	34.51
L10	S 86°34'55" W	67.97'	L23	S 00°05'15" W	100.50'	L36	N 00°56'07" W	319.97'	C10	18°01'27"	884.67	278.30	140.31	S 77°34'12" W	277.15
L11	S 89°26'40" W	100.12'	L24	S 05°47'53" W	50.99'	L37	N 00°56'07" W	543.32'	C11	14°29'02"	1186.23	299.87	150.74	S 61°18'57" W	299.07
L12	S 86°34'55" W	199.73'	L25	S 17°06'29" W	50.99'	L38	S 89°50'14" E	1319.89'	C12	41°50'49"	676.20	493.87	258.53	S 26°43'18" W	482.97
L13	N 03°25'05" W	10.00'	L26	S 05°47'53" W	684.70'	L39	S 89°21'15" E	90.19'	C13	28°11'56"	522.46	257.14	131.23	S 52°07'54" E	254.55
						L40	N 09°07'16" E	35.00'	C14	07°17'30"	442.46	56.31	28.19	S 41°40'44" E	56.27
									C15	35°33'15"	442.46	274.57	141.86	S 63°06'06" E	270.18

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

SCALE: 1" = 400'  
 DATE: JULY 9, 2001

FOR: JOHN B. RICHARDS  
 4921 MELROSE ROAD  
 ROSEBURG, OREGON 97470

JOB #: 01-032  
 FILE: RICHARD2.DWG  
 SHEET 1 OF 1

2001-0065