

2001-0102 B

# LAND PARTITION PLAT

## LOCATED IN SEC. 24 & SEC. 25, T28S, R6W & SW1/4, SEC. 19 & NW1/4 SEC. 30, T28S, R5W, W.M. DOUGLAS COUNTY, OREGON

### ZONING & UTILITIES:

COMP. PLAN: AGRICULTURAL & FARM FOREST TRANSITIONAL  
ZONING: (FG) & (FF)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: SEPTIC  
DOUGLAS COUNTY PLANNING FILE NO. 00-189

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT FISHER RANCH LIMITED PARTNERSHIP IS THE OWNER 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 HAS CAUSED THE 25 FOOT JOINT USE ACCESS AND UTILITY EASEMENT AND THE 15 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

### ACKNOWLEDGMENT BY CONSENT AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY GERALD M. FISHER AS PRESIDENT OF GMF INC., GENERAL PARTNER OF THE FISHER RANCH LIMITED PARTNERSHIP IS RECORDED IN INSTRUMENT NO. ~~2001-30153~~ OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

### SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE BOUNDARY LINE DIVIDING PARCEL 1 AND 2 AND THAT I HAVE COMPUTED THE EXTERIOR BOUNDARY FROM SURVEYS AND DEEDS OF RECORD BUT MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF LINES, DIRECTIONS OR AREAS OF THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THOSE PARCELS OF LAND DESCRIBED IN A DEEDS TO GERALD M. FISHER AND RUTH M. FISHER AS RECORDED IN INST. NO. 2000-26422 AND 2000-26423 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO FISHER RANCH LIMITED PARTNERSHIP AS RECORDED IN INST. NO. 97-15849 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO THE STATE OF OREGON AS RECORDED IN INST. NO. 95-07771 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO GERT M. KOOKEN AS RECORDED IN INST. NO. 97-10399 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE FISHER RANCH LANDS INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-189. THE EAST AND SOUTH LINES OF PARCEL 1 WERE SURVEYED. ALL OTHER LINES WERE COMPUTED. THE POSITIONS OF THE SOUTH AND WEST 1/4 CORNERS OF SECTION 24 AND THE WEST 1/4 CORNER OF SECTION 25 WERE COMPUTED PER OSHD DRG. NO. 7B-24-12 AND 8B-29-3. THE SOUTH AND WEST LINE OF SECTION 25 WERE COMPUTED PER M 1-79. THE EAST LINE OF SECTION 25 WAS SURVEYED IN M 133-3 AND BY THIS SURVEY. USING THESE CORNER POSITIONS THE SUBDIVISION OF SECTION 25 WAS COMPUTED AND CONTROLLED THE SOUTH LINE OF PARCEL 2. THE EAST LINE OF PARCEL 2 WAS CONTROLLED BY M 133-3, THE W 1/2, NW 1/4 OF SECTION 30 AS COMPUTED PER M 113-32, M 48-23, M 46-66 AND M 125-4. THE NORTH LINE OF PARCEL 1 AND 2 WAS CONTROLLED BY COUNTY ROAD NO. 121 MONUMENTS AND MONUMENTS FOUND PER M 55-59, M 91-28 AND M 125-4. THE NORTH LINE OF PARCEL 1 LYING WEST OF M 91-28 WAS CONTROLLED BY MONUMENT "A" FOUND PER M 8-10 WHICH WAS TIED UNDER M 8-11, M 2-34 AND CS 46/3 AND THE COMPUTED WEST 1/4 CORNER OF SECTION 24. THESE SURVEYS AND CIRCUIT COURT CASE 17657 USED MONUMENT "A" AS THE CENTER 1/4 OF SECTION 24 OR AS A POINT ON THE EAST-WEST CENTERLINE OF SECTION 24. FOUND AN APPROXIMATE 5 TO 30 FOOT GAP TO EXIST ALONG THE WEST AND NORTH LINES OF M 91-28 BASED ON THE POSITION OF MONUMENT "A" AS SHOWN ON THE SHEET 2 DETAIL I COMPUTED THE APPROXIMATE WEST LINE OF THE E 1/2, NE 1/4, SW 1/4 OF SECTION 24 BETWEEN A OSHD MONUMENT "C" AT THE SOUTH END OF COURSE L31 AND POINT "B" COMPUTED PER THE CS 46/3 RECORD AT THE NORTH END OF COURSE L31. POINT "B" AND MONUMENT "C" CLOSELY MATCH THE PROJECTED NW AND SW CORNERS OF THE E 1/2, NE 1/4, SW 1/4 OF SECTION 24. I ALSO FOUND AN APPROXIMATE 5 TO 30 FOOT GAP TO EXIST ALONG THE WEST AND NORTH LINES OF M 91-28 BASED ON THE POSITION OF MONUMENT "A" AS SHOWN ON THE SHEET 2 DETAIL. M 55-59 MONUMENTS FOUND ALONG THE NORTH AND WEST LINES OF PARCEL 1 WERE NOT ACCEPTED SINCE THEY DID NOT MATCH THE INST. NO. 2000-26423 DEED RECORD OR THE RECORD OF THE ABOVE LISTED SURVEYS. A NUMBER OF GAPS AND OVERLAPS ARE SHOWN BETWEEN THE M 55-59 BOUNDARY AND THE COMPUTED WEST BOUNDARY OF PARCEL 1. THE I-5 CENTERLINE WAS COMPUTED PER M 132-10 AS CONTROLLED BY OSHD PT.# 1027 AND PT.# 1031. OSHD MONUMENT "D" FOUND AT THE SW CORNER OF PARCEL 1 CLOSELY MATCHED THE M 132-10 CENTERLINE. THE EASTERLY I-5 RIGHT OF WAY WAS COMPUTED AT OSHD RECORD DISTANCES FROM THE M 132-10 CENTERLINE THROUGH PARCEL 2. THE EASTERLY RIGHT OF WAY OF I-5 THROUGH PARCEL 1 WAS CONTROLLED BY FOUND OSHD MONUMENTS, WHICH DID NOT MATCH POSITIONS COMPUTED FROM THE M 132-10 CENTERLINE WITH 1-2 FOOT DISCREPANCIES FOUND. THE JOINT USE ROADWAY EASEMENT IS SHOWN SCHEMATICALLY AND WAS NOT SURVEYED. THE 15-FOOT UTILITY EASEMENT WAS SURVEYED.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A SOKKIA SET 5A AND A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

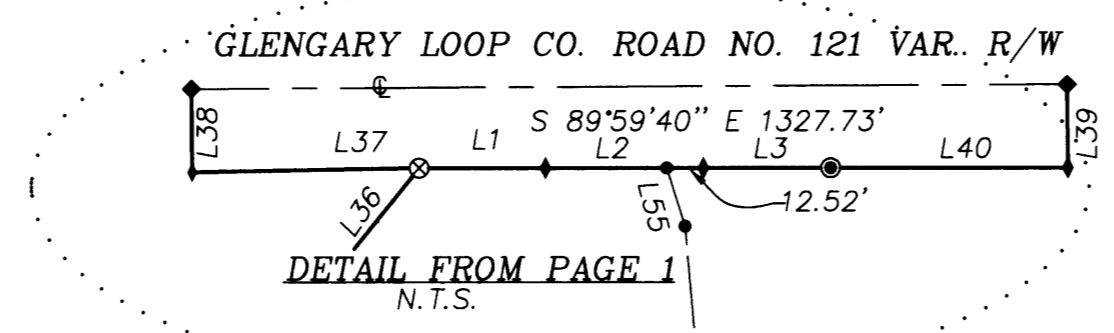
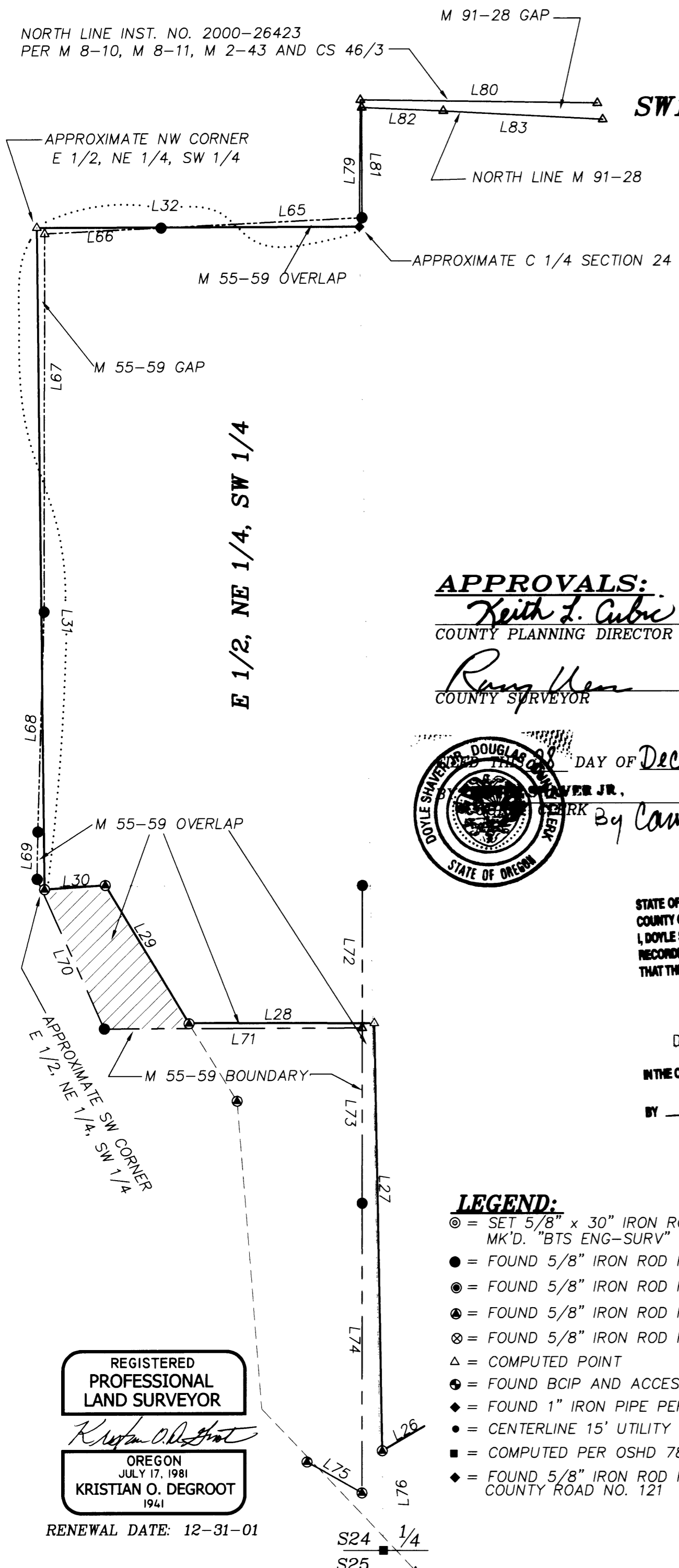
### TAX COLLECTORS CERTIFICATE:

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

*Sandra K. Coulee*  
DOUGLAS COUNTY TAX COLLECTOR

12/27/01  
DATE

FOR: GERALD M. FISHER  
1491 GREENWOOD AVE.  
PALO ALTO, CA. 94301  
JOB #: 00-0073  
FILE: FISH-073.DWG  
SHEET 2 OF 2



**APPROVALS:**  
*Keith L. Cubic* 12/27/01  
COUNTY PLANNING DIRECTOR DATE  
*Randy Hens* 12-27-01  
COUNTY SURVEYOR DATE

DAY OF December 2001, at 8:24am  
BY *Carol Engels, Deputy*  
DOYLE SHAWER JR.,  
COUNTY CLERK  
STATE OF OREGON

STATE OF OREGON 1 86  
COUNTY OF DOUGLAS 1 86  
I, DOYLE SHAWER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
01 DEC 28 AM 8:24  
DOYLE SHAWER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Carol Engels*  
FEE 1.11

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
  - = FOUND 5/8" IRON ROD PER M 55-59
  - ⊙ = FOUND 5/8" IRON ROD PER M 125-4 OR M 133-3
  - ⊙ = FOUND 5/8" IRON ROD PER OSHD 78-24-12/88-29-3
  - ⊙ = FOUND 5/8" IRON ROD PER M 46-66 OR M 48-23
  - △ = COMPUTED POINT
  - ⊙ = FOUND BCIP AND ACCESSORIES AS NOTED.
  - ◆ = FOUND 1" IRON PIPE PER M 8-10
  - = CENTERLINE 15' UTILITY EASEMENT
  - = COMPUTED PER OSHD 78-24-12/88-29-3
  - ◆ = FOUND 5/8" IRON ROD PER 1975 PLANS PER COUNTY ROAD NO. 121

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

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

SCALE: 1" = 600'  
DATE: DECEMBER 14, 2001

2001-0102 B