

2002-0042

LAND PARTITION PLAT

OF

PARCEL 3, LAND PARTITION PLAT 1996-0063

SW 1/4 SECTION 10, T.28S., R.6W., W.M.

DOUGLAS COUNTY, OREGON

NUMBER DELTA	RADIUS'	ARC'	TAN'	CHD. BRG.	CHORD'
C1	90'06'27"	20.00	31.45	20.04 N 45'37'23" E	28.31
C2	47'49'19"	20.00	16.69	8.87 S 65'24'44" E	16.21
C3	20'32'25"	50.00	17.92	9.06 S 51'46'17" E	17.83
C4	70'11'19"	50.00	61.25	35.13 N 82'51'51" E	57.49
C5	70'11'19"	50.00	61.25	35.13 N 12'40'32" E	57.49

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GARY AND KATHRYN L. CALKINS 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 HEREBY CREATES THE 15 FOOT SEWER EASEMENT AND THE ACCESS AND UTILITY EASEMENT SHOWN HEREON FOR THE BENEFIT OF PARCEL 1.

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY GARY CALKINS AND KATHRYN L. CALKINS IS RECORDED IN INSTRUMENT NO. 2002-0052 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 LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 3 OF THAT LAND PARTITION PLAT RECORDED AS PARTITION PLAT 1996-0063 IN INST. NO. 96-15687 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF 1996-0063 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-188. ALL CORNERS OF PARCEL 3 WERE FOUND IN ORIGINAL POSITION PER PARTITION PLAT 1996-0063. NEW MONUMENTS WERE THEN SET AS SHOWN ON THE FACE OF THE PLAT.
THIS SURVEY WAS PERFORMED BY LES FANNING AND ADAM DEGROOT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.
THIS PARTITION PLAT WAS ORIGINALLY PRESENTED FOR RECORDING IN APRIL 1999. DOUGLAS COUNTY PLANNING DEPARTMENT CONDITIONS OF APPROVAL WERE COMPLETED IN AUGUST, 2002 AND THE PLAT WAS REVISED TO REFLECT A CHANGE IN OWNERSHIP AND RESUBMITTED FOR RECORDING IN OCTOBER, 2002.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Davis 11/1/02
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: MULTIPLE FAMILY RESIDENTIAL (R2)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 98-188

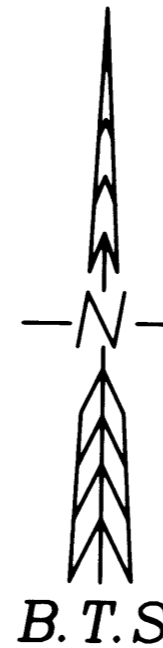
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-03

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 3/4" IRON PIPE PER M 29-62
- ⊙ = FOUND 5/8" IRON ROD PER 1992-0073
- ⊙ = FOUND 5/8" IRON ROD PER 1996-0063
- △ = COMPUTED POINT
- = FOUND 1" BCIP, PLSS ID # 440500
- ⊙ = FOUND DCSO BRASS DISC AS NOTED
- () = RECORD PER 1992-0073



APPROVALS:

Keith L. Cubic 10/11/02
COUNTY PLANNING DIRECTOR DATE

Romy Wan 10-11-02
COUNTY SURVEYOR DATE

FILED THIS 11 DAY OF November 2002 at 12:00:01 pm

BY *Doyle Shaver Jr.*
COUNTY CLERK *Carol Engel, Deputy*



"GARRETT"
DCSO 1970
Y = 552,649.46
X = 1,228,648.49

"JACKIE"
DCSO 1978
Y = 550,309.13
X = 1,229,307.85

* ADDED BY D.C.S.O.
11/15/2002

NUMBER BEARING	DISTANCE
L1 S 00'34'10" W	47.04'
L2 S 88'58'31" E	2.72'
L3 N 00'21'10" E	20.00'
L4 S 67'34'52" W	50.00'
L5 S 89'19'26" E	41.07'
L6 S 00'34'10" W	20.33'
L7 N 65'50'02" E	94.65'

PARCEL 2
3.11 AC. M/L

PARCEL 1
0.23 AC. M/L

PARCEL 1
1996-0063

PARCEL 2
1992-0073

PARCEL 1
1992-0073

LANDERS LANE COUNTY ROAD NO. 153

1/4 S10, S15
T28S R6W W.M.

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 1999
OCTOBER 10, 2002

FOR: TIMOTHY & LISA SLONE
685 ROLLING HILLS ROAD
ROSEBURG, OR 97470

JOB #: 98-112
FILE: SLONE.DWG
SHEET 1 OF 1

2002-0042