

0900-2002

APPROVALS:

Keith L. Cubic 12/30/02
COUNTY PLANNING DIRECTOR DATE

EJ Moran 12-30-02
COUNTY SURVEYOR DEPUTY DATE

2002-032378 8:39 A.M.
FILED THIS 31ST DAY OF DEC. 2002.

BY DOYLE SHAVER JR.
COUNTY CLERK

Gloria G. Burnett
BY: DEPUTY



DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR, COUNTY CLERK 2002-032378
NO FEE
00008578200200323780030039
12/31/2002 08:39:58 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION PLAT

LOCATED IN THE
NW 1/4, NW 1/4 OF SECTION 20
T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 2" IRON PIPE PER EAST GLIDE SUBDIVISION (VOL. 9, PG. 2)
- ◆ = FOUND 1 1/4" (ID) IRON PIPE PER GLIDE PLAT B (VOL. 9, PG. 55)
- = FOUND 3/4" (ID) IRON PIPE OR AS NOTED PER M 28-65
- = FOUND 2" (ID) IRON PIPE OR AS NOTED PER RM 1-58
- ▲ = FOUND 1/2" IRON ROD OR AS NOTED PER M 55-55
- ⊗ = FOUND 1/2" IRON ROD PER M 82-27
- ⊙ = FOUND 1 1/2" (ID) IRON PIPE PER PLSS ID NO. 200400
- △ = COMPUTED POINT
- [] = RECORD PER EAST GLIDE SUBDIVISION (VOL 9, PG 2)
- () = RECORD PER RM 1-58
- < > = RECORD PER M 55-55

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT TODD BALLOU AND LISA BALLOU ARE THE OWNERS 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Todd Ballo
TODD BALLOU

Lisa Ballo
LISA BALLOU

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18TH DAY OF NOVEMBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TODD BALLOU AND LISA BALLOU, 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 THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO TODD BALLOU AND LISA BALLOU, AS RECORDED IN INSTRUMENT NO. 2002-09514 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. de Groot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INST. NO. 2002-09514 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-007.

THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER EAST GLIDE SUBDIVISION, GLIDE PLAT B, M 28-65, RM 1-58, M 55-55 AND M 82-27. POINT "A" WAS COMPUTED AT RECORD M 55-55 DISTANCE NORTHEASTERLY OF POINT "B". POINT "C" WAS THEN COMPUTED 60 FEET SOUTHERLY AND PARALLEL TO THE NORTH LINE OF TERRACE DRIVE AND THE RM 1-58 MONUMENT WAS HELD AT POINT "D". THE NORTHEAST CORNER OF PARCEL 2 WAS THEN COMPUTED AT PROPORTIONATE RM 1-58 DISTANCE PARALLEL WITH THE NORTH LINE OF TERRACE DRIVE. THE SW CORNER OF PARCEL 2 WAS COMPUTED AT THE INTERSECTION OF RM 1-58 DISTANCES BETWEEN POINTS "E" AND "F". THE WEST LINE OF PARCEL 2 AND THE SOUTH AND WEST LINES OF PARCEL 1 WERE CONTROLLED BY THE FOUND M 28-65, RM 1-58 AND GLIDE PLAT B MONUMENTS SHOWN.

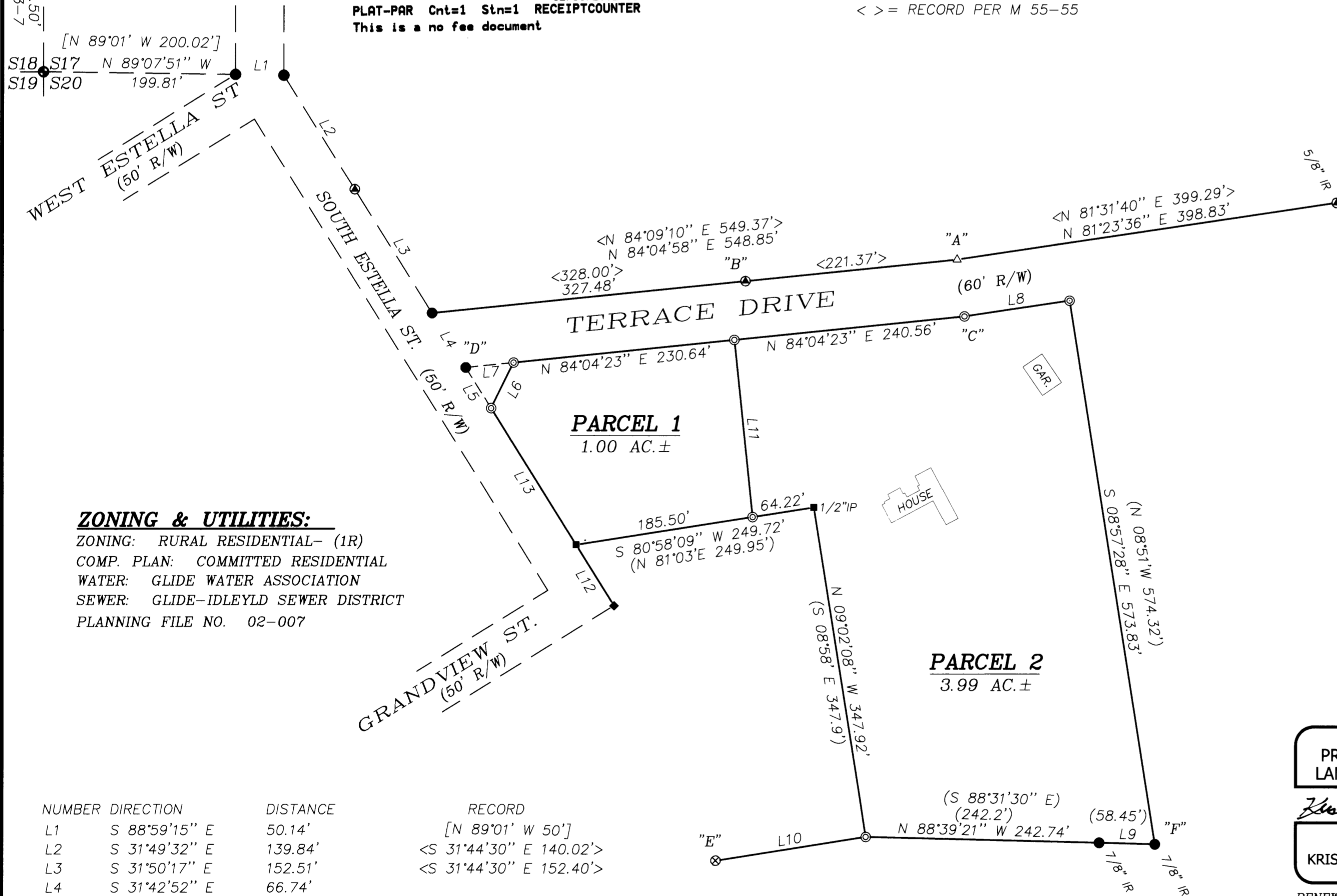
THIS SURVEY WAS PERFORMED BY MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Douglas County Tax Collector 12/30/02
DOUGLAS COUNTY TAX COLLECTOR DATE

N 00°03'46" W 217.50'
W 133-7



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-(1R)
COMP. PLAN: COMMITTED RESIDENTIAL
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 02-007

NUMBER	DIRECTION	DISTANCE	RECORD
L1	S 88°59'15" E	50.14'	[N 89°01' W 50']
L2	S 31°49'32" E	139.84'	<S 31°44'30" E 140.02'>
L3	S 31°50'17" E	152.51'	<S 31°44'30" E 152.40'>
L4	S 31°42'52" E	66.74'	
L5	S 31°54'16" E	50.00'	
L6	N 26°05'04" E	53.01'	
L7	N 84°04'23" E	50.00'	
L8	N 81°23'36" E	110.43'	
L9	N 88°33'04" W	57.92'	
L10	S 80°55'22" W	158.00'	(S 81°02' E, 158.0')
L11	S 05°55'37" E	185.78'	
L12	N 31°46'25" W	75.15'	
L13	N 31°54'16" W	167.83'	

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. de Groot

OREGON JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-03

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

SCALE: 1" = 100'	FOR: TODD & LISA BALLOU 191 TERRACE DRIVE GLIDE, OR 97443	JOB #: 02-093 FILE: BALLOU.DWG SHEET 1 OF 1
DATE: OCTOBER 29, 2002		

2002-0060