

# PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT

LOCATED IN  
**SECTION 6 & 7, T27S, R3W, &  
 SECTIONS 1 & 12, T27S, R4W, W.M.  
 DOUGLAS COUNTY, OREGON**

**APPROVALS:**

*Keith L. Cubri* 3/18/03  
 COUNTY PLANNING DIRECTOR DATE

*Ed Moore* 3-18-03  
 COUNTY SURVEYOR DEPUTY DATE  
 2003-007365 8:18 A.M.



FILED THIS 19<sup>th</sup> DAY OF MARCH 2003,  
 BY BARBARA E. NIELSEN *Barbara E. Nielsen*  
 COUNTY CLERK DEPUTY

**TAX COLLECTORS CERTIFICATE:**

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

*Sandra K. Conner* 3/18/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT STANLEY B. HENDY AND GERTRUDE M. HENDY 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 AND HEREBY CAUSE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

*Stanley B. Hendy*  
 STANLEY B. HENDY

*Stanley B. Hendy*  
 STANLEY B. HENDY AS ATTORNEY  
 IN FACT FOR GERTRUDE M. HENDY  
 INST. NO. 2003-005085

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF February 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STANLEY B. HENDY AND STANLEY B. HENDY AS ATTORNEY IN FACT FOR GERTRUDE M. HENDY, TO ME KNOWN TO BE THE PERSON 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 WEST LINE OF PARCEL 2 AND THAT I HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THAT PORTION OF PARCEL 1 OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO STANLEY B. HENDY AS RECORDED I INSTRUMENT NO. 2002-31557 OF THE RECORDS OF DOUGLAS COUNTY, OREGON LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF BUCKHORN COUNTY ROAD NO. 17.

TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO STANLEY B. AND GERTRUDE M. HENDY AS RECORDED IN INSTRUMENT NO. 99-20231 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

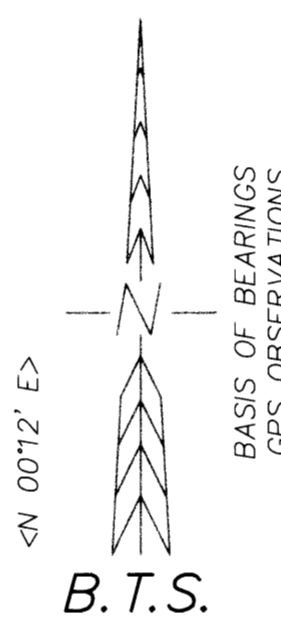
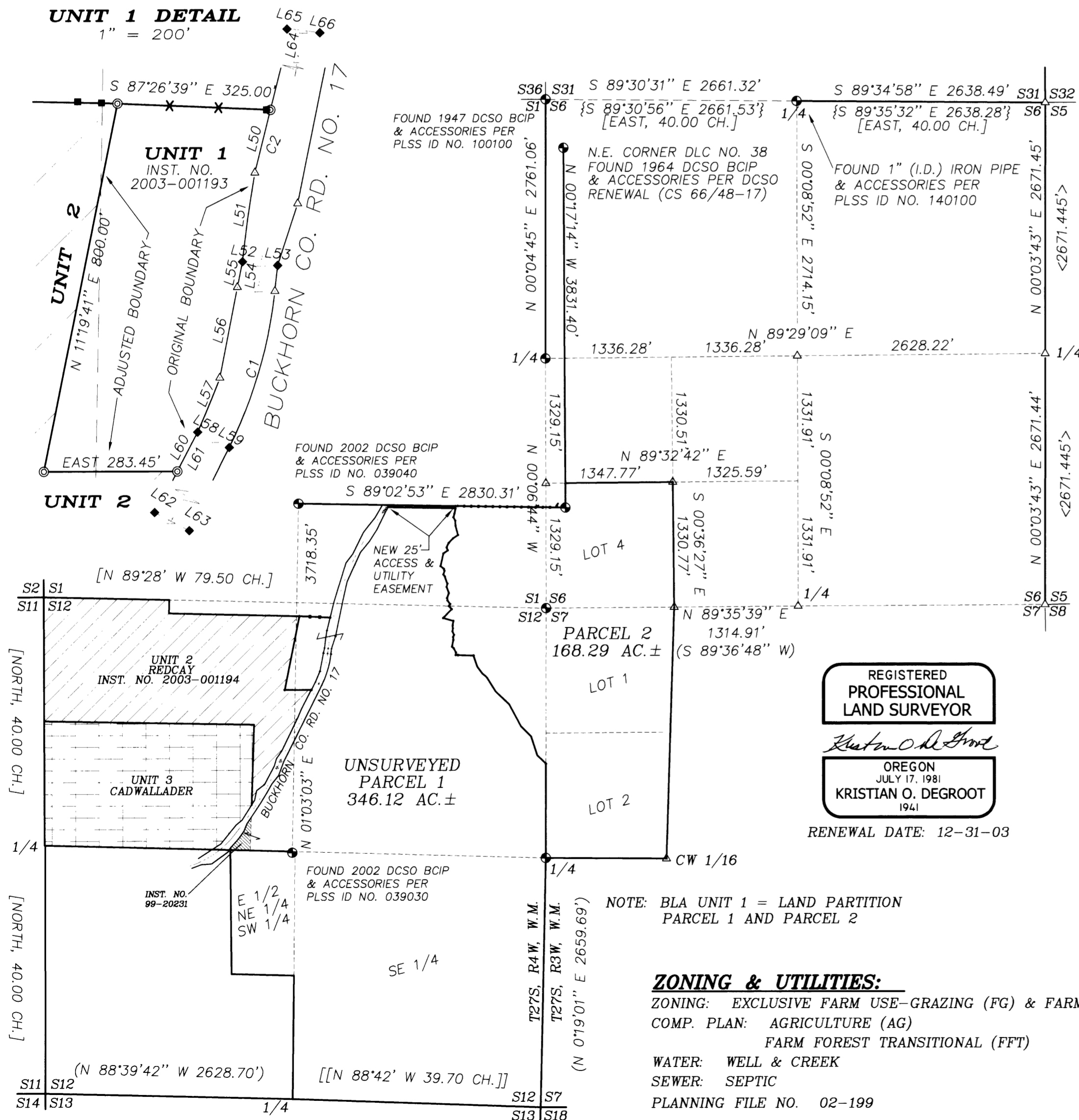
TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO STANLEY B. HENDY AND GERTRUDE M. HENDY AS RECORDED IN INSTRUMENT NO. 2003-001193 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PLAT THAT LAND PARTITION AND BOUNDARY LINE ADJUSTMENT APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-199. THIS IS AN UNSURVEYED LAND PARTITION PLAT UNDER WHICH THE WEST BOUNDARY OF PARCEL 2 AND THAT PORTION OF UNIT 1 LYING WEST OF BUCKHORN ROAD WAS SURVEYED. THE REMAINING BOUNDARY LINES WERE COMPUTED FROM RECORDED SURVEYS AND PUBLIC RECORDS AND PARCEL ACREAGE WAS COMPUTED FROM DOUGLAS COUNTY ASSESSOR RECORDS.

THIS PLAT WAS CONTROLLED BY SURVEY TIES TO THE EAST 1/4 CORNERS AND THE NE CORNERS OF SECTIONS 1 AND 12 AND TO THE SW AND NW CORNERS OF THE N. MITCHELL DLC NO. 40 IN T.27S., R.4W. AND TO THE SE CORNER OF THE CHAPMAN DLC NO. 38 IN T.27S., R.3W. THE WEST LINE OF PARCEL 2 WAS SURVEYED ALONG THE CENTERLINE OF BUCKHORN CREEK AND ALONG THE EAST BOUNDARY OF AN EXISTING ROADWAY AS SHOWN ON THE FACE OF THE MAP. GOVERNMENT LOTS 1 AND 2 OF SECTION 7, T.27S., R.3W. WERE COMPUTED PER THE 1958 AND 2000 USBLM DEPENDENT RESURVEYS OF SECTION 7 WHICH WERE ROTATED TO THE N 1/2 OF THE WEST LINE OF SECTION 7 AS TIED UNDER THIS SURVEY. TO COMPUTE GOVERNMENT LOT 4 OF SECTION 6, T.27S., R.3W., THE SUBDIVISION OF SECTION 6 WAS COMPUTED FROM SURVEY TIES TO THE SW CORNER, NW CORNER, W 1/4 CORNER AND NORTH 1/4 CORNER TOGETHER WITH RECORD SURVEY INFORMATION PER THE USBLM DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 7 AND FROM M 138-18. THE ADJUSTED BOUNDARY LINE BETWEEN UNIT 1 AND UNIT 2 WAS CONTROLLED BY THE RIGHT OF WAY OF BUCKHORN COUNTY ROAD NO. 17 AS COMPUTED FROM TIES TO FOUND R/W MONUMENTS PER THE 1964 ROAD PLANS. THE NORTH LINE WAS MONUMENTED ON AN EXISTING FENCE LINE CONSTRUCTED BY HENDY AND TESTER AS THEIR BOUNDARY LINE AND THE SOUTH LINE OF INST., NO. 90-14317. SINCE THE NORTH 1/4, WEST 1/4 AND NW CORNERS OF SECTION 12 AND THE WEST 1/4 AND NW CORNERS OF SECTION 1 ARE LOST OR OBLITERATED, THE OWNER FOUND THE COST OF LOCATING THE SOUTH LINE OF INST. NO. 90-14317 BY REESTABLISHING THE NORTH LINE OF SECTION 12 TO BE PROHIBITIVE AND WAS ADVISED TO EXECUTE DEEDS MEMORIALIZING THE AS-BUILT LOCATION OF THE EXISTING FENCE LINE AS THE SOUTH LINE OF INST. NO. 90-14317. THAT PORTION OF PARCEL 1 LOCATED IN THE SOUTH 1/2 OF SECTION 12 WAS COMPUTED PER RECORD SURVEYS AND WAS NOT SURVEYED.

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



2003-0018 A

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

SCALE: 1" = 1000'	FOR: SCOTT HENDY 9800 BUCKHORN RD. ROSEBURG, OREGON 97470	JOB #: 02-123 FILE: HENDY.DWG SHEET 1 OF 2
DATE: FEBRUARY 10, 2003		