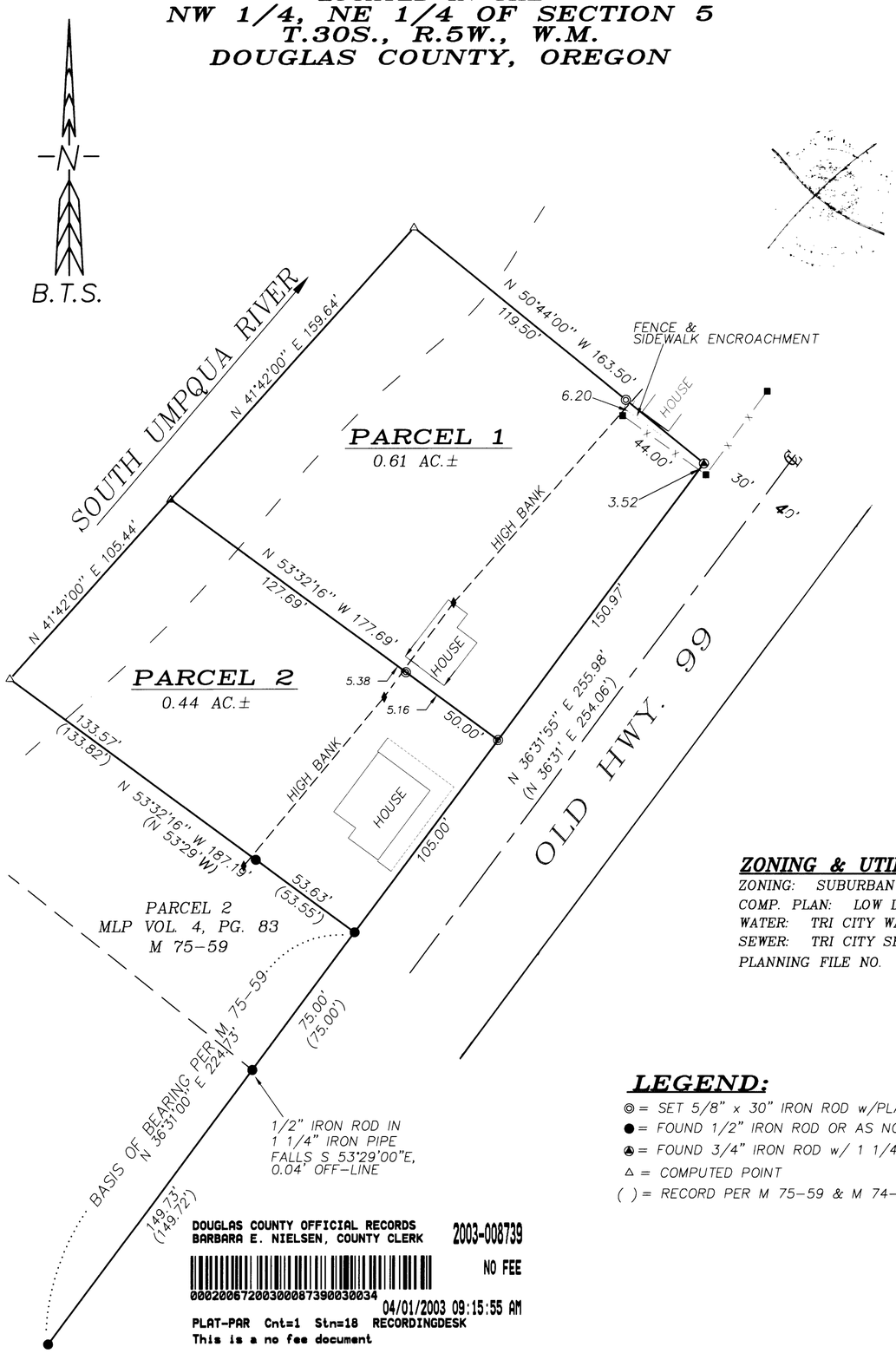
PARTITION PLAT

LOCATED IN THE
NW 1/4, NE 1/4 OF SECTION 5
T.30S., R.5W., W.M.
DOUGLAS COUNTY, OREGON



APPROVALS:

Keith L. Cubic — COUNTY PLANNING DIRECTOR — 3/26/03 DATE

Ed Mann DEPUTY — COUNTY SURVEYOR — 3-28-03 DATE

FILED THIS 1st DAY OF April 2003 at 9:15 Am

BY BARBARA E. NIELSEN — COUNTY CLERK — Ila Carol Engels, Deputy

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — STATE OF OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RUTH A. HOEDEMAKER IS THE OWNER 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.

Ruth A Hoedemaker
RUTH A. HOEDEMAKER

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF January, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RUTH A. HOEDEMAKER, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC OREGON
COMMISSION NO 323479
MY COMMISSION EXPIRES MAY 16 2003

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 RUTH A. HOEDEMAKER, AS RECORDED IN INSTRUMENT NO. 99-18983 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. DeGroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INST. NO. 99-18983 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-082.

THE SE AND SW LINES WERE CONTROLLED BY MONUMENTS FOUND PER M 75-59 AND M 74-69. THE NE LINE WAS COMPUTED AT INST. NO. 98-18983 BEARINGS AND DISTANCE FROM THE FOUND NE CORNER. THE NW LINE WAS COMPUTED AT INST. NO. 99-18983 BEARING. THE DISTANCE BETWEEN THE SE AND NE CORNERS WAS 1.91 FEET LONGER THAN RETURNED UNDER M 74-69 AND M 75-59 BUT CLOSELY MATCHED M 74-69 AND M 75-59 BEARINGS. THEREFORE, I ACCEPTED THE POSITION OF THE FOUND NE CORNER AS ORIGINAL PER M 74-69 AND M 75-59. I FOUND A FENCE LINE AND SIDEWALK TO ENCROACH OVER THE NE LINES AS SHOWN AND NOTED.

THIS SURVEY WAS PERFORMED BY MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL- (RS)
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: TRI CITY WATER DISTRICT
SEWER: TRI CITY SEWER DISTRICT
PLANNING FILE NO. 02-082

LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
● = FOUND 1/2" IRON ROD OR AS NOTED PER M 75-59 & M 74-69
◬ = FOUND 3/4" IRON ROD w/ 1 1/4" RING PER M 75-59 & M 74-69
△ = COMPUTED POINT
( ) = RECORD PER M 75-59 & M 74-69

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-03

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Correll — DOUGLAS COUNTY TAX COLLECTOR — 3/31/03 DATE

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2003-008739
NO FEE
00020067200300087390030034
04/01/2003 09:15:55 AM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

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

SCALE: 1" = 40'	FOR: RUTH A. HOEDEMAKER, P.O. BOX 448, SELMA, OR 97538	JOB #: 02-034
DATE: NOVEMBER 5, 2002		FILE: HOEDEMAK.DWG
		SHEET 1 OF 1

2003-0024

2003-0024