



APPROVALS:

Keith L. Cubic 4/17/03
COUNTY PLANNING DIRECTOR DATE
Rory Wain 4/18/03
COUNTY SURVEYOR DATE



PARTITION PLAT
LOCATED IN
LOT 24, MELROSE-ORCHARDS
NE 1/4, SECTION 2, T27S, R7W, W.M.
DOUGLAS COUNTY, OREGON

2003-01053
FILED AT 1:24 PM, THIS 21ST DAY OF APRIL 2003,

BY BARBARA E. NIELSEN Mary L. Moore
COUNTY CLERK BY DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS JOHN BARTLETT EXPARZA 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 PARTITION PLAT AND DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT AND THE 60 FOOT X 140 FOOT DRAINFIELD EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

John B. Exparza
JOHN BARTLETT EXPARZA

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21ST DAY OF April, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN BARTLETT EXPARZA, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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 LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOT 24, MELROSE ORCHARDS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 2 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON LESS AND EXCEPTING THOSE PORTIONS CONVEYED TO DOUGLAS COUNTY FOR ROAD PURPOSES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 24, MELROSE ORCHARDS INTO 2 PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-074.

THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 30-65, M 72-20 AND M 92-75. THE WEST LINE WAS CONTROLLED BY M 30-65 AND CS 55/205-1 MONUMENTS. THERE IS AN EXISTING FENCE LINE CONSTRUCTED WEST OF THE WEST LINE AS SHOWN ON THE FACE OF THE PLAT. THE NORTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER CS 55/205-1 AND M 44-56. ELGAROSE ROAD RIGHT OF WAY WAS CONTROLLED BY THE FOLLOWING MONUMENTS FOUND PER THE 1959 AND 1971 PLANS FOR COUNTY ROAD NO. 53: 33+40, 30' LT; PC 36+84.29, 30' LT; PC 43+17.15, 35' LT; PT 46+64.31, 35' LT. THE PARCEL WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE PLAT.

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

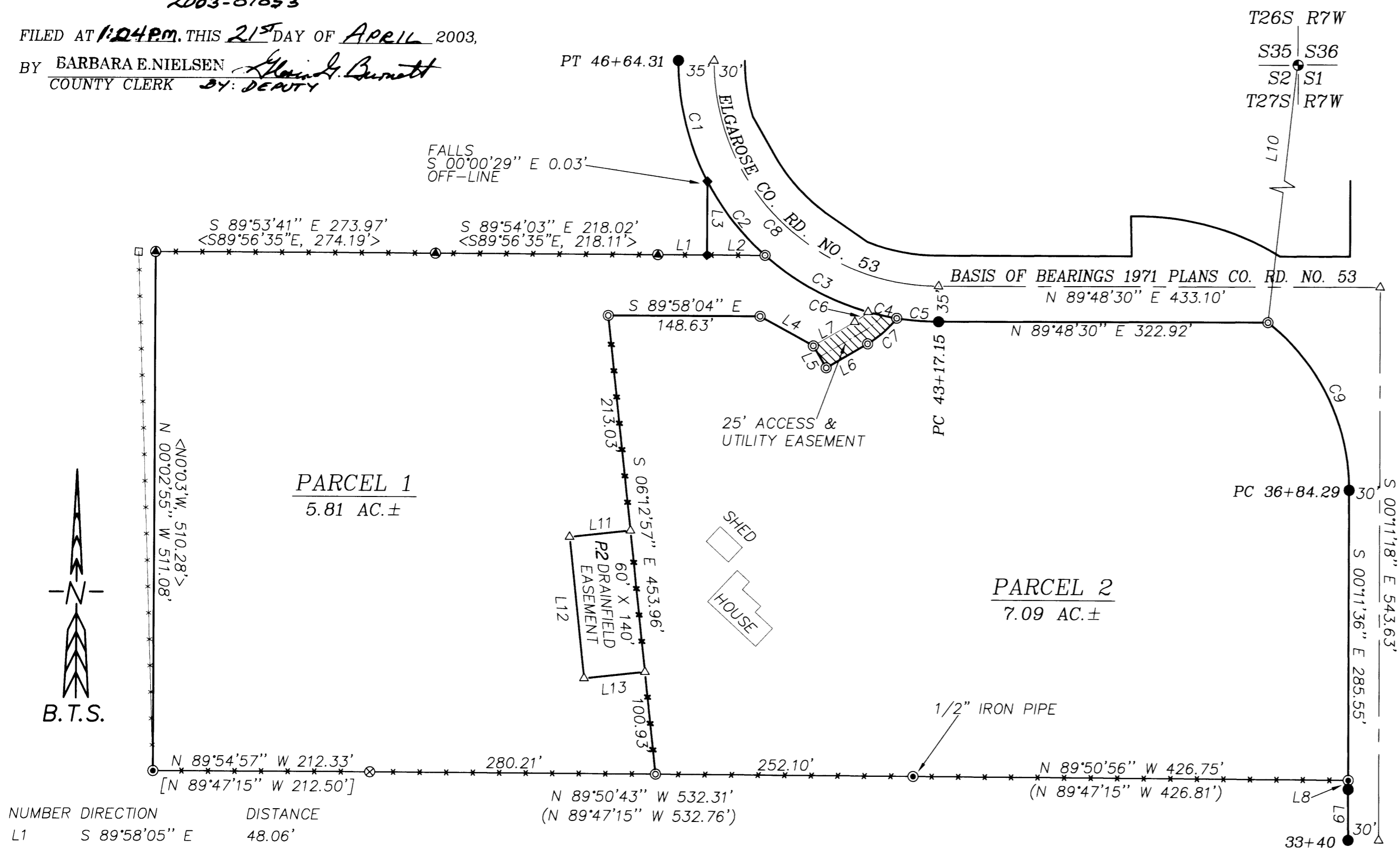
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Onice 4/21/03
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-5 ACRE (5R)
COMP. PLAN: COMMITTED RESIDENTIAL 5 ACRE (RC5)
WATER: UMPQUA BASIS WATER ASSOCIATION
SEWER: SEPTIC
PLANNING FILE NO. 02-074



NUMBER	DIRECTION	DISTANCE
L1	S 89°58'05" E	48.06'
L2	S 89°58'05" E	56.82'
L3	N 00°00'29" W	72.68'
L4	S 61°05'27" E	59.74'
L5	S 30°32'26" E	25.00'
L6	N 59°27'34" E	46.90'
L7	N 59°27'34" E	46.90'
L8	S 00°00'30" W	8.84'
L9	S 00°11'45" E	49.79'
L10	N 06°10'37" E	998.52'
L11	S 83°47'03" W	60.00'
L12	S 06°12'57" E	140.00'
L13	N 83°47'03" E	60.00'

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD OR AS NOTED PER 1959 OR 1971 ELGAROSE CO. RD. NO. 53 PLANS
- ◆ = FOUND 5/8" IRON ROD BY MCLIND PER M 44-56
- ◆ = FOUND 3/4" IRON ROD BY ROGERS PER CS 55/205-1
- = FOUND 3/4" IRON ROD OR AS NOTED BY GEE PER M 30-65 OR M 92-75
- = FOUND 5/8" IRON ROD BY HOOVER PER M 72-20
- = FOUND 7/8" BOAT SPIKE BY BAUGHMAN PER M 52-12 (PLSS ID. NO. 600700)
- △ = COMPUTED POINT
- () = RECORD PER M 92-75 OR M 30-65
- [] = RECORD PER M 72-20
- < > = RECORD PER CS 55/205-1

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	27°40'33"	255.37	123.35	62.90	S 13°45'18" E		122.16
C2	20°49'11"	255.37	92.80	46.92	S 38°00'10" E		92.29
C3	26°07'26"	255.37	116.43	59.25	S 61°28'28" E		115.43
C4	06°25'16"	255.37	28.62	14.32	S 77°44'49" E		28.60
C5	09°14'03"	255.37	41.16	20.62	S 85°34'29" E		41.11
C6	13°02'21"	72.50	16.50	8.29	N 52°56'23" E		16.46
C7	22°31'22"	97.50	38.33	19.41	N 48°11'53" E		38.08
C8	90°16'28"	220.37	347.21	221.43	S 45°03'16" E		312.39
C9	51°58'55"	208.73	189.37	101.76	N 26°10'46" W		182.95

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
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'
DATE: APRIL 17, 2003

FOR: JOHN B. EXPARZA
5041 ELGAROSE ROAD
ROSEBURG, OREGON 97470

JOB #: 02-021
FILE: EXPARZA.DWG
SHEET 1 OF 1

2003-0029

2003-0029