

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2003-011430
 NO FEE
 04/30/2003 08:19:39 AM
 PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
 This is a no fee document

PARTITION PLAT

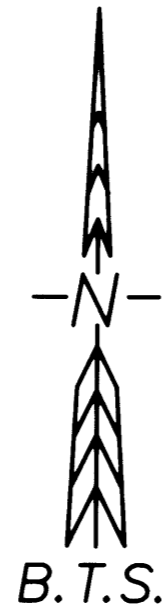
PARCEL 3, 2001-0057

LOCATED IN THE
 NW 1/4 OF SECTION 30
 T.26S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

APPROVALS:

Bob Williams for KLC 4/25/03
 COUNTY PLANNING DIRECTOR DATE

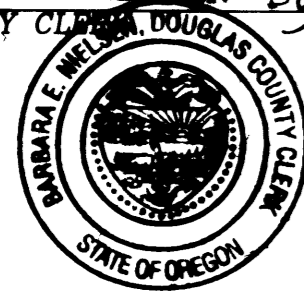
El M... 4-25-03
 COUNTY SURVEYOR DEATH DATE



ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: RESIDENTIAL LOW DENSITY (RLD)
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
 PLANNING FILE NO. 02-210

FILED THIS 30 DAY OF April 2003, at 8:19 AM
 BY BARBARA E. NIELSEN
 COUNTY CLERK DOUGLAS COUNTY OREGON
by Carol Engleb. Deputy



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-03

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT ROB HUGHEY AND JULIE DAWN HUGHEY 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE 10 FOOT DRAINAGE EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND FOR THE BENEFIT OF PARCEL 2 OF PARTITION PLAT 2001-0057.

Rob Hughey
 ROB HUGHEY

Julie Dawn Hughey
 JULIE DAWN HUGHEY

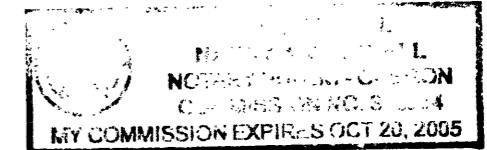
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF April 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROB HUGHEY AND JULIE DAWN HUGHEY 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.

Nancy A. Winchell
 NOTARY PUBLIC STATE OF OREGON
 Commission No 348064



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, LAND PARTITION 2001-0057 AS RECORDED IN INSTRUMENT NO. 2001-15029 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 PARCEL 3 OF LAND PARTITION PLAT 2001-0057 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-210. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER PARTITION PLAT 2001-0057. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

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.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree 4/29/03
 DOUGLAS COUNTY TAX COLLECTOR DATE

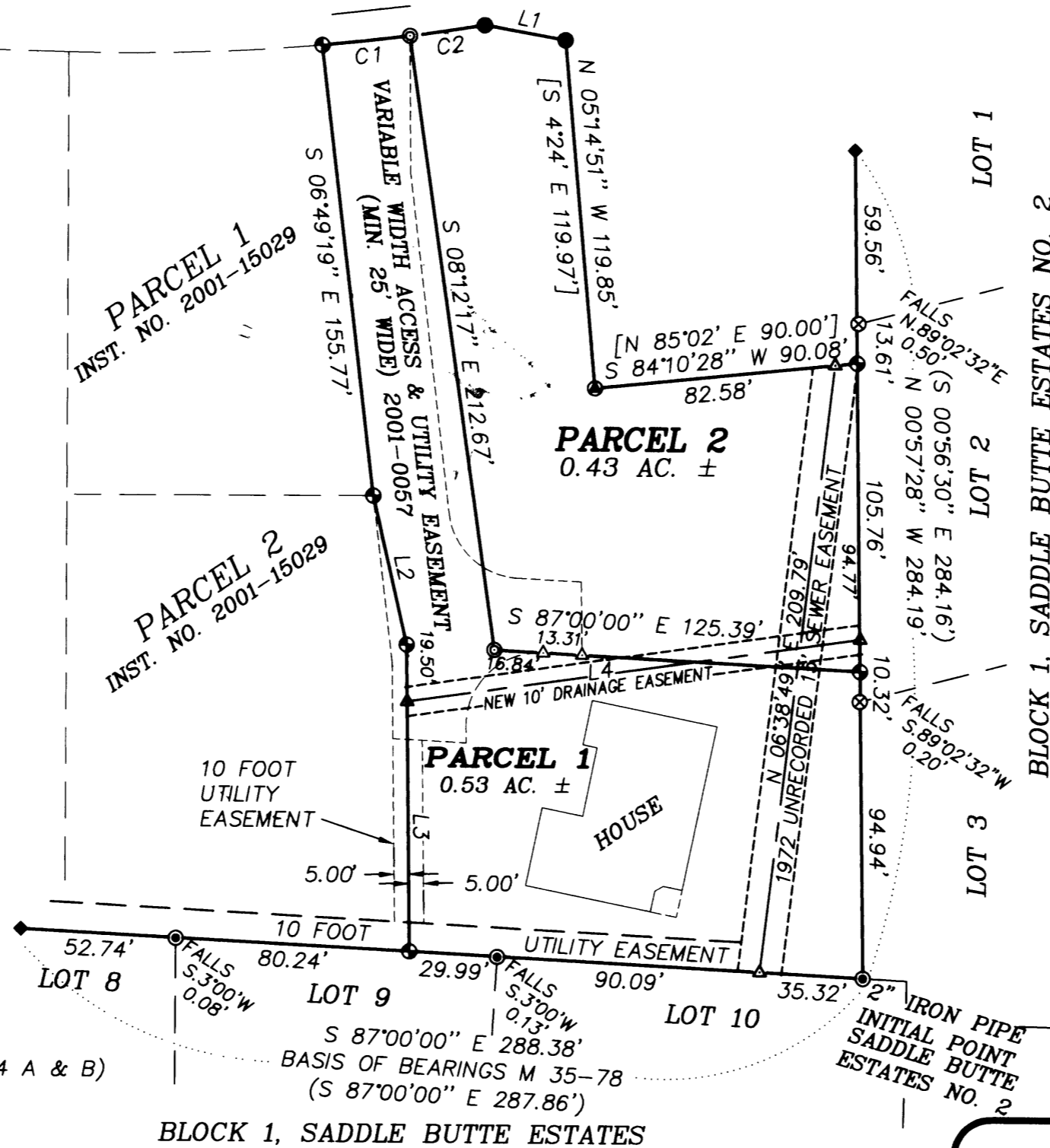
PAGE COUNTY ROAD NO. 115-A
 VAR. R/W

NUMBER	DIRECTION	DISTANCE
L1	S 79°53'57" E	28.15'
L2	S 12°58'34" E	52.25'
L3	S 00°57'28" E	105.25'
L4	N 81°46'55" E	156.46'

NUMBER	DELTA	RADIUS	ARC	CHD.	BEARING	CHORD
C1	02°18'22"	746.20	30.03	N 83°36'30" E	30.03	
C2	01°58'52"	746.20	25.80	N 81°27'52" E	25.80	

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 2001-0057
- ⊙ = FOUND 5/8" IRON ROD PER 1968 PLANS FOR COUNTY ROAD NO. 115-A
- ◆ = FOUND 3/4" IRON PIPE PER M 17-55
- ⊙ = FOUND 5/8" IRON ROD PER SADDLE BUTTE ESTATES (VOL. 14, PG. 25)
- ⊙ = FOUND 5/8" IRON ROD PER SADDLE BUTTE ESTATES NO. 2 (VOL. 16, PG. 14 A & B)
- ⊙ = FOUND 5/8" IRON ROD PER M 46-16
- △ = COMPUTED POINT
- () = RECORD PER M 35-78
- [] = RECORD PER M 46-16



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

SCALE: 1" = 50'	FOR: ROB HUGHEY	JOB #: 02-113
DATE: FEBRUARY 10, 2003	2938 PAGE ROAD	FILE: Hughey-2.DWG
	ROSEBURG, OREGON 97470	SHEET 1 OF 1

2003-0033

2003-0033