

APPROVALS:

Kaito L. Cubic 5/8/03
 COUNTY PLANNING DIRECTOR DATE
Ed M... S-8-03
 COUNTY SURVEYOR DEPUTY DATE

FILED AT 8:00 AM THIS 9 DAY OF May 2003,
 BY BARBARA E. NIELSEN
 COUNTY CLERK
Carl Engler Deputy



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE McCOY PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 01-112.
 THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER LAND PARTITION PLATS 1990-0055 A-C AND 1995-0065. I FOUND THE SOUTHERLY LINE AND THE EASTERLY LINE LYING BETWEEN MONUMENTS "C" AND "D" TO CLOSELY MATCH THE 1990-0055 A-C RECORD. I FOUND A 7 FOOT DISCREPANCY IN THE LENGTH OF THE WEST LINE AND A 19 FOOT DISCREPANCY IN THE LENGTH OF THE NORTH LINE BETWEEN MONUMENTS "A" AND "C". MONUMENT "B" WAS RESET AT RECORD 1990-0065 BEARING AND DISTANCE FROM MONUMENT "C". THE PARCEL WAS THEN PARTITIONED AS DIRECTED BY OWNER.
 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.

PARTITION PLAT
 LOCATED IN THE
 NE 1/4 & SE 1/4, SECTION 7 &
 NW 1/4 & SW 1/4, SECTION 8
 NE 1/4, SECTION 18
 T.27S., R.4W., W.M.
 DOUGLAS COUNTY, OREGON

TAX COLLECTORS CERTIFICATE:

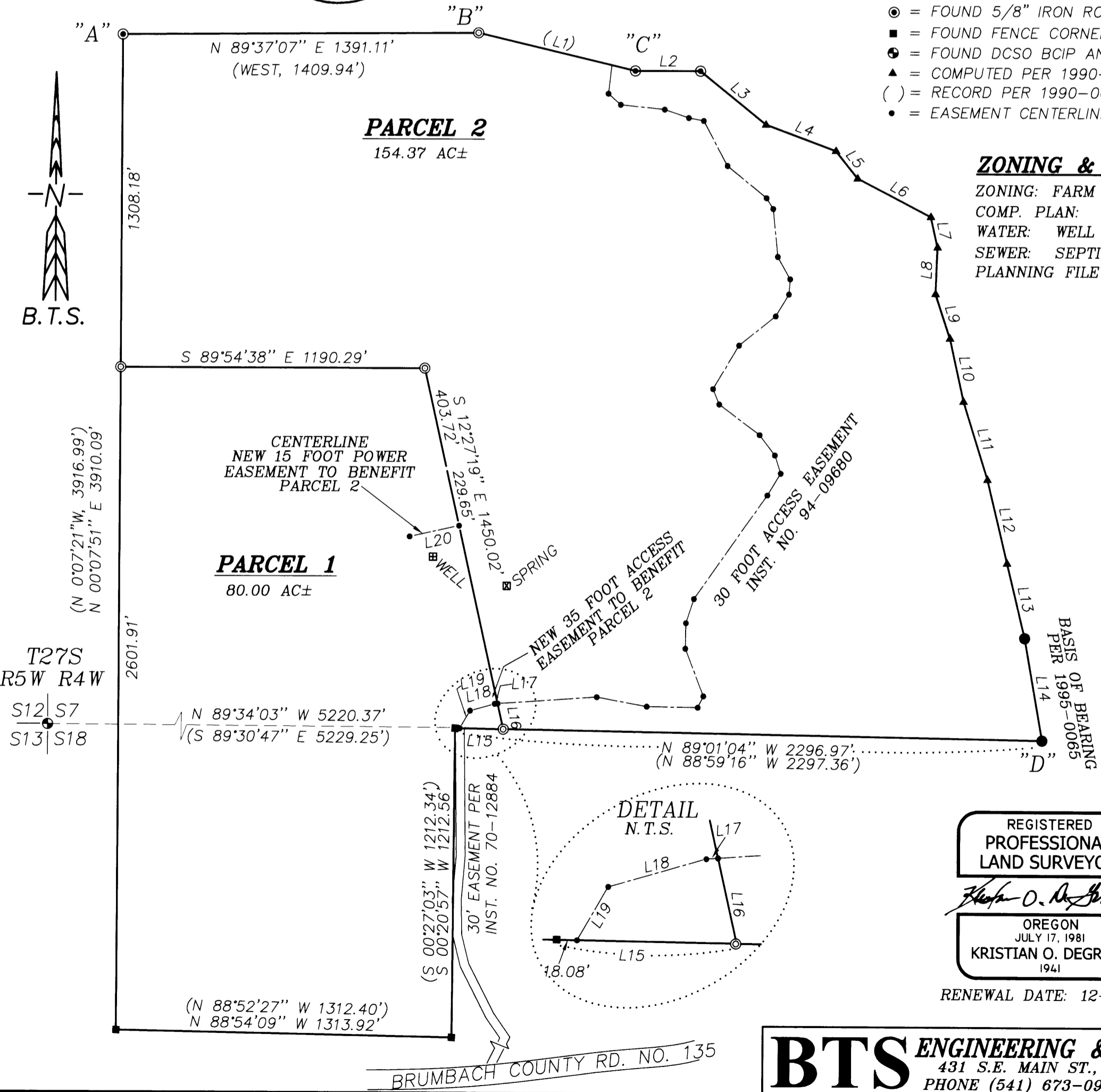
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Cruce 5/8/03
 DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER 1990-0055 A-C
- ⊙ = FOUND 5/8" IRON ROD PER 1995-0065
- = FOUND FENCE CORNER PER 1990-0055 A-C
- ⊙ = FOUND DCSO BCIP AND ACCESSORIES PER PLSS ID. NO. 100500 (T27S R4W)
- ▲ = COMPUTED PER 1990-0055 A-C
- () = RECORD PER 1990-0055 A-C & 1995-0065
- = EASEMENT CENTERLINE POINT

ZONING & UTILITIES:

ZONING: FARM FOREST (FF), EXCLUSIVE FARM USE GRAZING (FG)
 COMP. PLAN: AGRICULTURE & FARM FOREST TRANSITIONAL
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 01-112



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 PRESENTS RODNEY D. McCOY AND ROSAN M. McCOY ARE THE OWNERS 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HEREBY CAUSE A 15 FOOT POWER LINE EASEMENT AND A 35 FOOT ACCESS EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.
Rodney D. McCoy
 RODNEY D. McCOY
Rosann M. McCoy
 ROSAN M. McCOY

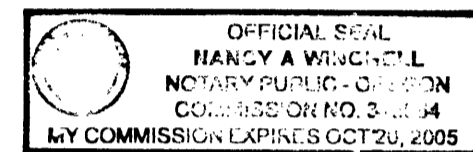
ACKNOWLEDGMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF April, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RODNEY D. McCOY 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

STATE OF OREGON)
 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 ROSAN M. McCOY, 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.
Nancy A. Winchell
 NOTARY PUBLIC, STATE OF OREGON
 Commission No. 349064

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:
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO RODNEY D. McCOY AND ROSAN M. McCOY AS RECORDED IN INST. NO. 91-00556 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. TOGETHER WITH THAT PARCEL OF LAND TO RODNEY D. McCOY AND ROSAN M. McCOY AS RECORDED IN INST. NO. 94-09679 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.
 LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO ROGER I. HELLIWELL AND DOROTHY J. HELLIWELL AS RECORDED IN INST. NO. 94-09678.

EASEMENTS APPURTENANT TO PARCEL 1 AND PARCEL 2:

- FENCE MENDING EASEMENT AS RECORDED IN INST. NO. 91-00557 OF THE RECORDS OF DOUGLAS COUNTY, OREGON
- GRANT OF EASEMENT AS RECORDED IN INST. NO. 91-00558 OF THE RECORDS OF DOUGLAS COUNTY, OREGON
- UTILITY EASEMENT AS RECORDED IN INST. NO. 91-00559 OF THE RECORDS OF DOUGLAS COUNTY, OREGON
- AMENDMENT OF GRANT OF EASEMENT AS RECORDED IN INST. NO. 94-096980 OF THE RECORDS OF DOUGLAS COUNTY, OREGON
- 30' ACCESS EASEMENT AS RECORDED IN INST. NO. 70-12884 OF THE RECORDS OF DOUGLAS COUNTY, OREGON

ROAD MAINTENANCE AGREEMENT:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A "ROAD MAINTENANCE AGREEMENT" AS RECORDED IN INST. NO. 91-00560 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND A "MODIFICATION OF ROAD MAINTENANCE AGREEMENT" AS RECORDED IN INST. NO. 97-16162.

RESOURCE MANAGEMENT COVENANT:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A "RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT" AS RECORDED IN INST. NO. 2001-12346 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

FIRE SITING STANDARDS COVENANT:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A "FIRE SITING STANDARD COVENANT" AS RECORDED IN INST. NO. 2001-12347 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NUMBER	DIRECTION	DISTANCE
L1	(S 76°28'00" E	631.37'
L2	S 89°59'19" E (EAST)	255.30' (255.27')
L3	S 50°47'58" E	332.54'
L4	S 69°27'38" E	292.44'
L5	S 38°28'10" E	137.22'
L6	S 62°16'33" E	323.19'
L7	S 12°46'46" E	121.80'
L8	S 02°15'43" W	183.00'
L9	S 18°14'23" E	184.39'
L10	S 12°12'42" E	253.30'
L11	S 17°16'19" E	321.53'
L12	S 13°29'22" E	336.99'
L13	S 13°34'50" E	300.95'
L14	S 09°51'59" E	407.40'
L15	N 89°01'04" W	187.92'
L16	N 12°27'19" W	102.97'
L17	S 86°00'00" W	11.52'
L18	S 74°00'31" W	99.99'
L19	S 29°59'40" W	80.01'
L20	N 77°22'02" E	197.63'

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

SCALE: 1" = 400'
 DECEMBER 18, 2002

FOR: RODNEY & ROSAN McCOY
 976 BRUMBACH ROAD
 ROSEBURG, OREGON 97470

JOB #: 01-107
 FILE: Mccoy107.DWG
 SHEET 1 OF 1

2003-0038

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