

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2003-017389
 NO FEE
 06/30/2003 12:21:45 PM
 PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
 This is a no fee document

PARTITION PLAT
 LOCATED IN
 LOT 7, FISK FRUIT FARMS
 E 1/2, SE 1/4, SECTION 10,
 T.28S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

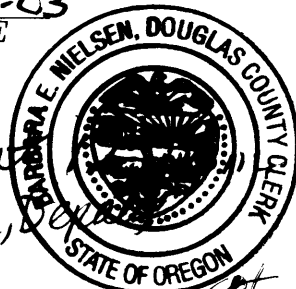
2003-0050

APPROVALS:

Keith L Cubic 6/27/03
 COUNTY PLANNING DIRECTOR DATE

Ed Momen 6-27-03
 COUNTY SURVEYOR DEPUTY DATE

FILED THIS 30 DAY OF June 2003,
 BY BARBARA E. NIELSEN, County Clerk
 (Signature: Barbara E. Nielsen)



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER 1992-0050
- ⊙ = FOUND 5/8" IRON ROD PER M 1-14
- = FOUND 1/2" IRON BOLT PER 1992-0058
- △ = COMPUTED POINT, NOT SET.
- () = RECORD PER M 1-14
- < > = RECORD PER 1992-0058
- [] = RECORD PER 1999-0068

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RONALD S. THAMES AND MYRTLE J. THAMES 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 CREATED THE 54 FOOT ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL 2 AND PARCEL 3.

Ronald S. Thames
 RONALD S. THAMES

Myrtle J. Thames
 MYRTLE J. THAMES

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF June 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD S. THAMES AND MYRTLE J. THAMES, 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.

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 LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 THAT PARCEL OF LAND DESCRIBED IN THOSE DEEDS TO RONALD S. THAMES AND MYRTLE J. THAMES AS RECORDED IN INST. NO. 97-12098 AND 97-19733 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE THAMES PROPERTY INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-188. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND AT THE NE, NW AND SE CORNERS UNDER M 1-14, 1992-0050 AND 1992-0058. THE SW CORNER OF PARCEL 2 WAS SET ON THE WEST LINE OF LOT 7, FISK FRUIT FARMS AT RECORD INST. NO. 97-12098 DISTANCE NORTH OF THE SW CORNER OF LOT 7, FISK FRUIT FARMS. NEW PARCELS WERE MONUMENTED AS DIRECTED BY THE OWNER. THIS SURVEY WAS PERFORMED BY MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

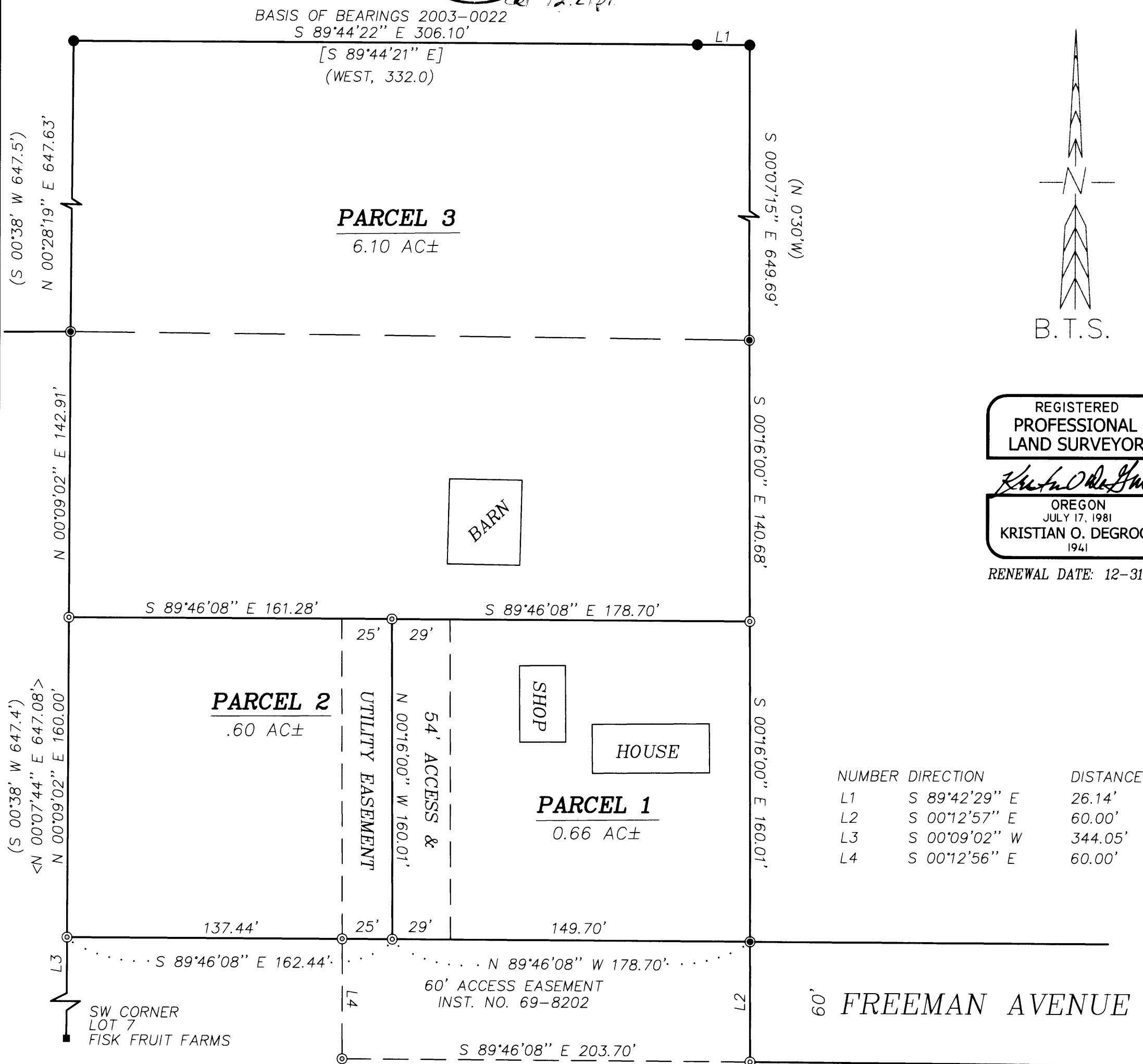
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Couess 6/30/03
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R1) & SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 02-188



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

NUMBER	DIRECTION	DISTANCE
L1	S 89°42'29" E	26.14'
L2	S 00°12'57" E	60.00'
L3	S 00°09'02" W	344.05'
L4	S 00°12'56" E	60.00'

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

SCALE: 1" = 50'	FOR: RONALD & MYRTLE THAMES 2204 SW FREEMAN ROSEBURG, OREGON 97470	JOB #: 02-106
DATE: JUNE 4, 2003		FILE: THAMESLP.DWG
		SHEET 1 OF 1

2003-0050