

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2003-017861

NO FEE  
00031971200300178610030037

07/03/2003 02:08:19 PM  
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK  
This is a no fee document

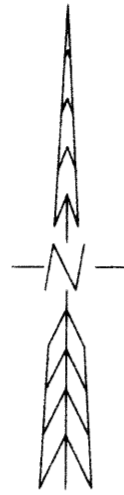
# PARTITION PLAT PARCEL 1, 1995-0116

LOCATED IN  
SE 1/4, NE 1/4 AND NW 1/4 OF  
SECTION 12, T.27S., R.3W., W.M.  
DOUGLAS COUNTY, OREGON

**APPROVALS:**

Keith L. Cubie 6/30/03  
COUNTY PLANNING DIRECTOR DATE

Randy Wan 7-1-03  
COUNTY SURVEYOR DATE



**ZONING & UTILITIES:**

ZONING: RURAL RESIDENTIAL - 5 (5R)  
COMP. PLAN: COMMITTED - 5 ACRE (RC5)  
WATER: WELL  
SEWER: SEPTIC  
PLANNING FILE NO. 02-208

FILED THIS 3<sup>rd</sup> DAY OF July 2003, @ 2:08 pm B.T.S.

BY BARBARA E. NIELSEN, County Clerk  
COUNTY CLERK

By Robin Harrison, 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 ESTON DUMONT AND EVELYN DUMONT 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 HEREBY CREATES THE 10 FOOT WATERLINE EASEMENT SHOWN HEREON FOR THE BENEFIT OF PARCEL 2.

Eston Dumont Evelyn L. Dumont  
ESTON DUMONT EVELYN DUMONT

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF June 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ESTON DUMONT AND EVELYN DUMONT 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: PARCEL 1, LAND PARTITION 1995-0116 AS RECORDED IN INSTRUMENT NO. 95-22498 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

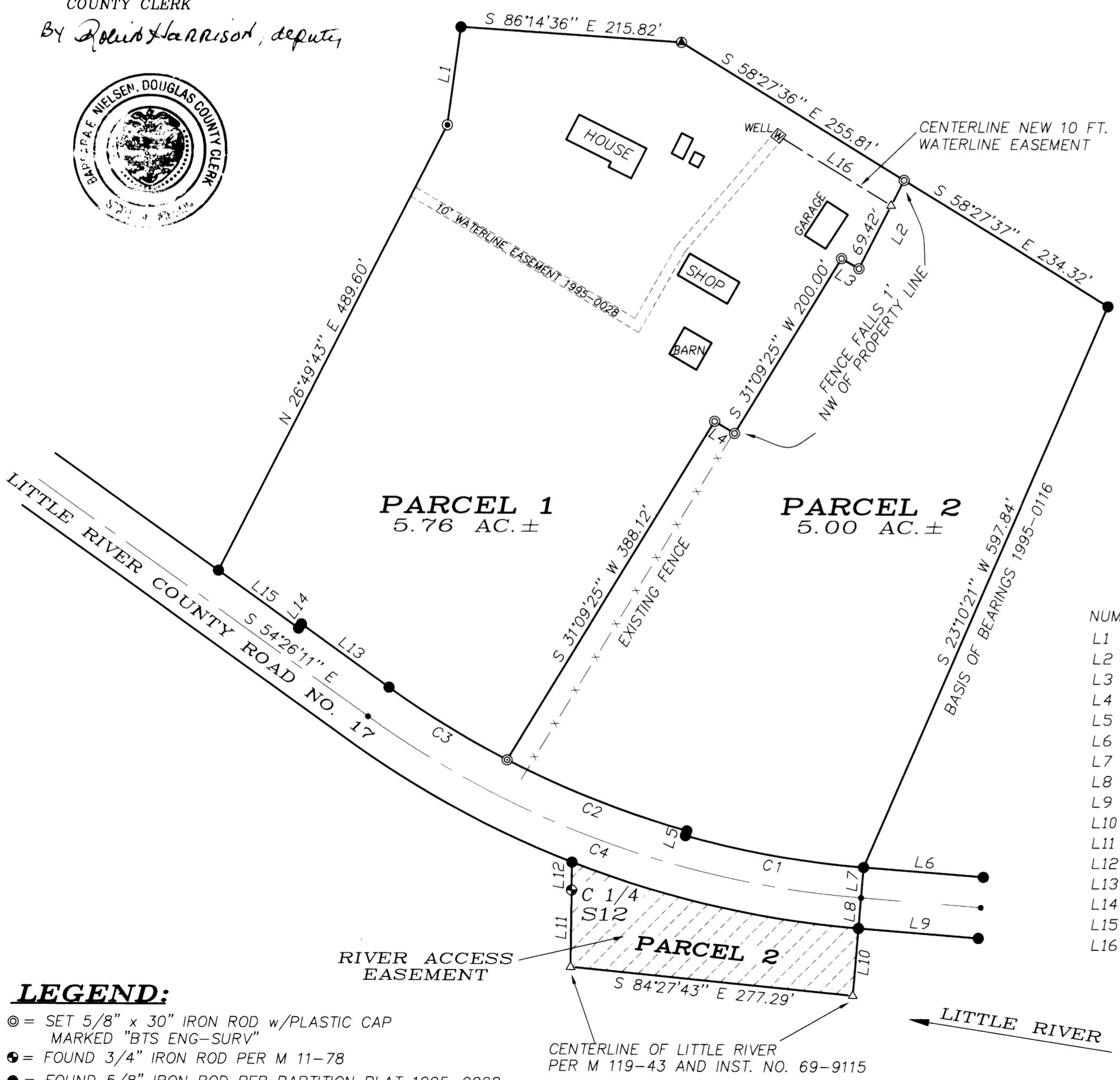
**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT 1995-0116 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-208. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER PARTITION PLAT 1995-0028. 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. Urrell 7/3/03  
DOUGLAS COUNTY TAX COLLECTOR DATE



NUMBER	DIRECTION	DISTANCE
L1	N 07°34'25" E	96.80'
L2	S 26°34'41" W	97.31'
L3	N 59°57'56" W	19.68'
L4	N 58°50'35" W	22.81'
L5	S 15°20'51" W	5.00'
L6	S 85°37'05" E	117.11'
L7	S 04°22'55" W	30.00'
L8	S 04°22'55" W	30.00'
L9	S 85°37'05" E	117.11'
L10	S 04°22'55" W	65.78'
L11	N 00°22'39" E	75.00'
L12	N 00°22'39" E	27.39'
L13	N 54°26'11" W	105.46'
L14	S 35°33'49" W	5.00'
L15	N 54°26'11" W	96.49'
L16	S 58°27'36" E	129.46'

NUMBER	DELTA	RADIUS	ARC	CHORD BRG	CHORD
C1	10°57'56"	924.93	177.02	N 80°08'07" W	176.75
C2	11°46'58"	919.93	189.18	N 68°45'40" W	188.85
C3	08°25'59"	919.93	135.40	N 58°39'11" W	135.28
C4	31°10'54"	954.93	519.69	S 70°01'38" E	513.30

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊕ = FOUND 3/4" IRON ROD PER M 11-78
- = FOUND 5/8" IRON ROD PER PARTITION PLAT 1995-0028
- ⊙ = FOUND 2" IRON PIPE, CHAIN LINK FENCE CORNER
- ⊕ = FOUND 3/4" x 3/4" T-IRON w/BRASS CAP PER M 119-43
- △ = COMPUTED POINT
- = COMPUTED CENTERLINE POINT

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

SCALE: 1" = 100'	FOR: ESTON & EVELYN DUMONT	JOB #: 02-116
DATE: MAY 12, 2003	8584 LITTLE RIVER ROAD	FILE: DUMONT03.DWG
	GLIDE, OREGON 97443	SHEET 1 OF 1

2003-0051

2003-0051