

# PARTITION PLAT

LOCATED IN  
 NW 1/4 & SW 1/4 OF SEC. 19, T.26S., R.5W., W.M.  
 NE 1/4 & SE 1/4 OF SEC. 24 T.26S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT JACKSON RANCH, INC. IS THE OWNER 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 CAUSES THE 30 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

*David Jackson*  
 DAVID JACKSON, PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF August, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID JACKSON AS PRESIDENT OF JACKSON RANCH, INC. TO ME KNOWN TO BE THE PERSONS 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 PARCEL 1 AND MARKED WITH PROPER MONUMENTS PARCEL 1 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED PARCEL 2 OF THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THAT PORTION OF LAND DESCRIBED IN A DEED TO JACKSON RANCH, INC. AS RECORDED IN INST. NO. 73-4711 OF THE RECORDS OF DOUGLAS COUNTY, OREGON LYING IN SECTION 19, T.26S, R.5W., W.M. AND IN SECTION 24, T.26S, R.5W., W.M., AND ALSO LYING SOUTH OF PARCEL 1 OF LAND PARTITION PLAT BOOK 2, PAGE 298; AND ALSO LYING SOUTH OF PARCEL 2 OF LAND PARTITION PLAT 1994-0034; AND ALSO LYING SOUTH OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 98-19113 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; AND ALSO LYING NORTHWEST OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 65-14469 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; AND ALSO LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF UMPQUA COLLEGE ROAD 284; ALSO LYING EAST OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 99.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE JACKSON RANCH PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 03-054. THE NORTH LINE WAS CONTROLLED BY MONUMENTS PER M 47-35, M 63-34, M 106-53, M 108-67, M 117-34 AND 1994-0034. THE CORNER "A" AND THE SE CORNER OF DLC NO. 46 WERE COMPUTED PER 1994-0034. UMPQUA COLLEGE ROAD NO. 284 WAS COMPUTED PER THE 1967 ROAD PLANS FROM FOUND RIGHT OF WAY MONUMENTS. THE N 1/4 CORNER OF SECTION 19 WAS COMPUTED AT USGLO BEARING AND DISTANCE EAST OF THE SE CORNER OF DLC NO. 46 AND THE NORTH-SOUTH CENTERLINE OF SECTION 19 WAS COMPUTED AT RECORD BEARING PER INST. NO. 73-4711. THE EASTERLY RIGHT OF WAY OF OR 99 WAS COMPUTED AS FOLLOWS: CENTERLINE STATION 2198+81.3=2198+95.2 WAS COMPUTED PER THE 1984 OSHD DRAWING 8B-26-7. I THEN HELD 2198+81.3=2198+95.2 AND OSHD MONUMENT "B", M 39-70 MONUMENT "C" AND M 56-67 MONUMENT "D" TO CONTROL THE CENTERLINE. THIS ALIGNMENT CLOSELY MATCHED THE OSHD DRAWING 7B-7-10 RECORD AND ALSO CLOSELY MATCHES THE M 119-8 RIGHT OF WAY WHICH WAS BASED ON THE AS-BUILT CENTERLINE. I FOUND THE WESTERLY LINES OF M 46-37, M 49-35, M 63-34, M 98-12, M 100-34 ALL LOCATED NORTH OF PARCEL 1 TO ENCRACH INTO THE OR 99 RIGHT OF WAY COMPUTED UNDER THIS SURVEY. 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.

*Natalie Kelley* 8-21-03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**ZONING & UTILITIES:**

ZONING: SUBURBAN RESIDENTIAL (RS), FARM GRAZING (FG)  
 COMP. PLAN: AGG, UGB (RHD)  
 WATER: UMPQUA BASIN WATER DISTRICT  
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)  
 PLANNING FILE NO. 03-054

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	00'44'28"	2496.48	32.30	16.15	S 69'32'19"	W	32.30
C2	01'07'17"	2466.48	48.28	24.14	S 77'13'06"	W	48.27
C3	06'45'06"	2466.48	290.64	145.49	S 81'09'17"	W	290.47
C4	09'50'60"	2486.48	427.47	214.26	N 87'10'13"	W	426.94
C5	08'01'22"	1482.39	207.57	103.96	N 86'15'24"	W	207.40
C6	26'14'00"	374.26	171.36	87.21	N 82'49'32"	W	169.86
C7	10'16'12"	984.93	176.54	88.51	N 18'32'48"	E	176.31
C8	10'16'12"	954.93	171.16	85.81	N 18'32'48"	E	170.94
C9	26'14'00"	409.26	187.38	95.36	S 82'49'32"	E	185.75
C10	13'41'49"	1432.39	342.43	172.03	S 89'05'37"	E	341.61
C11	19'58'32"	2546.48	887.80	448.45	N 87'46'02"	E	883.31
C12	08'36'41"	2546.48	382.73	191.73	N 73'28'25"	E	382.37
C13	24'42'31"	1432.39	617.72	313.73	N 81'31'20"	E	612.94

**APPROVALS:**

*Keith L. Cubic* 8/19/03  
 COUNTY PLANNING DIRECTOR DATE

*Randall W. Smith* 8-19-03  
 COUNTY SURVEYOR DATE



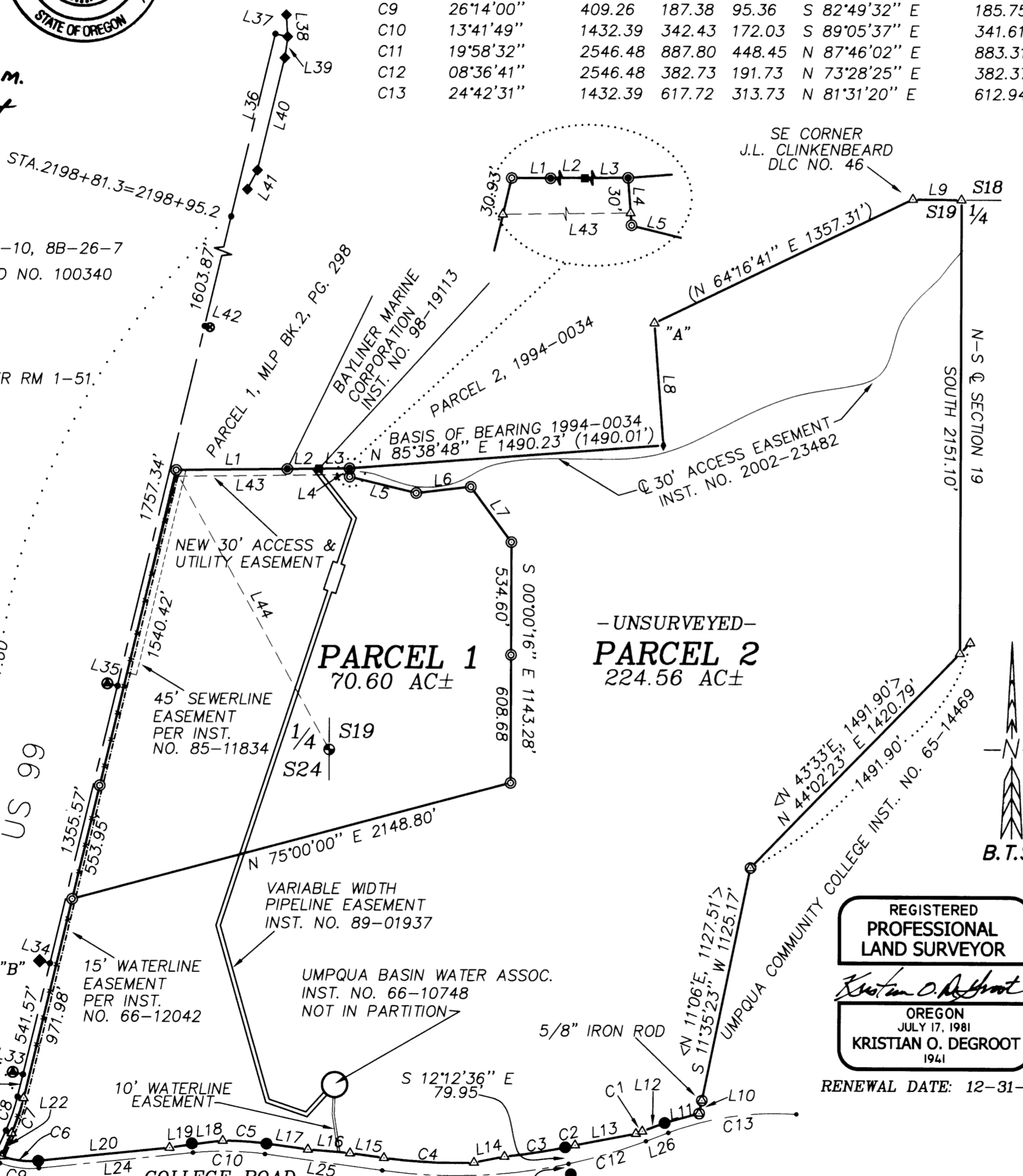
2003-022598  
 FILED THIS 21<sup>ST</sup> DAY OF AUGUST 2003, 3:50 AM.

BY BARBARA E. NIELSEN COUNTY CLERK  
 BY: DEPUTY

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD OR AS NOTED PER UMPQUA COLLEGE CO. RD. NO 284, 1967 PLANS
- ◆ = FOUND 5/8" IRON ROD PER OSHD DRAWING 7B-7-10, 8B-26-7
- ⊕ = FOUND DCSO BCIP AND ACCESSORIES PER PLSS ID NO. 100340
- ⊙ = FOUND 5/8" IRON ROD PER M 49-35
- = FOUND 5/8" IRON ROD PER M 106-53
- † = FOUND 5/8" IRON ROD PER M 108-67
- ⊙ = FOUND 1" TUBE W/SURVEY CAP OR AS NOTED PER RM 1-51.
- ⊙ = FOUND 5/8" IRON ROD PER M 119-8
- ⊙ = FOUND 1 1/4" IRON PIPE PER M 39-70
- ◇ = FOUND 5/8" IRON ROD PER M 132-8
- ◇ = FOUND 5/8" IRON ROD PER M 56-67
- ⊙ = FOUND 5/8" IRON ROD PER M 63-34
- △ = COMPUTED POINT
- = CENTERLINE POINT
- ( ) = RECORD PER 1994-0034
- [ ] = RECORD PER ODOT 7B-7-10
- < > = RECORD PER RM 1-51
- (( )) = RECORD PER M 106-53

NUMBER	DIRECTION	DISTANCE
L1	N 89°18'23" E	526.99'
L2	N 89°17'39" E	149.82'
	((N 89°14'16" E	150.00'))
L3	N 89°19'09" E	145.47'
	((N 89°14'16" E	145.53'))
L4	S 00°40'51" E	40.00'
L5	S 76°22'00" E	325.00'
L6	N 83°17'43" E	260.00'
L7	S 36°25'06" E	325.00'
L8	(N 04°21'12" W	582.99')
L9	S 89°29'00" E	229.68'
L10	S 11°19'42" W	63.69'
L11	S 74°24'26" W	169.91'
L12	S 69°10'04" W	113.15'
L13	S 78°51'58" W	293.64'
L14	S 78°24'42" W	147.19'
L15	N 82°14'42" W	162.08'
L16	N 85°06'30" W	200.20'
L17	N 82°14'42" W	199.34'
L18	S 82°59'17" W	146.59'
L19	S 81°24'33" W	108.20'
L20	S 84°03'28" W	624.94'
L21	N 69°42'32" W	5.50'
L22	N 23°40'53" E	118.46'
L23	S 69°42'32" E	7.58'
L24	N 84°03'28" E	733.02'
L25	S 82°14'42" E	561.37'
L26	N 69°10'04" E	113.15'
L27	S 23°43'34" W	378.51'
L28	S 23°40'09" W	769.61'
L29	S 23°35'15" W	74.98'
L30	S 23°40'50" W	466.60'
L31	N 66°19'07" W	30.00'
L32	N 23°40'53" E	1843.22'



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L33	S 76°35'18" E	49.75'	L41	S 27°27'41" W	103.02'
L34	S 76°35'18" E	50.00'	L42	S 76°35'18" E	25.94'
L35	S 76°35'18" E	49.27'	L43	N 89°18'23" E	829.82'
L36	N 13°25'01" E	1231.25'	L44	S 28°52'55" E	1511.76'
L37	S 76°34'59" E	60.00'			
L38	N 03°23'05" W	104.40'			
L39	S 07°41'46" W	100.40'			
L40	S 13°25'04" W	550.11'			

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" = 500'	FOR: DOUGLAS COUNTY SCHOOL DISTRICT NO. 4	JOB #: 02-126
DATE: AUG. 6, 2003	1419 NW VALLEY VIEW DRIVE	FILE: 02-126.DWG
	ROSEBURG, OREGON 97470	SHEET 1 OF 1

2003-0063

2003-0063