

2003-0076

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2003-030880
NO FEE
11/12/2003 02:34:15 PM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

PARTITION PLAT & BOUNDARY LINE ADJUSTMENT PARCEL 1, 1991-0048 LOCATED IN THE SE 1/4 & SW 1/4 OF SECTION 16 T.27S., R.5W., W.M. DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT E.L.B.H. VENTURES LCC. 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 CREATES THE ACCESS EASEMENT SHOWN HEREON FOR THE BENEFIT OF PARCEL 2.

William R. Gerretsen
WILLIAM R. GERRETSEN, MEMBER

Eric Gerretsen
ERIC GERRETSEN, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF August, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM R. GERRETSEN, ERIC GERRETSEN, DONDA GERRETSEN KING GAYLE S. CARL EACH AS A MEMBER OF E.L.B.H. VENTURES, LLC 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, PARTITION PLAT 1991-0048 AS RECORDED IN INSTRUMENT NO. 91-13944 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 1991-0048 AS RECORDED IN INST. NO. 91-13944 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.1°27'06"E., 612.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OR 138; THENCE N.39°51'26"E. ALONG THE NORTH RIGHT OF WAY LINE, 5.31 FEET TO A 5/8" IRON ROD 100 FEET LEFT OF ENGINEERS CENTERLINE STATION 126+30; THENCE N.1°46'35"W, 608.76 FEET TO THE POINT OF BEGINNING.

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

NARRATIVE:

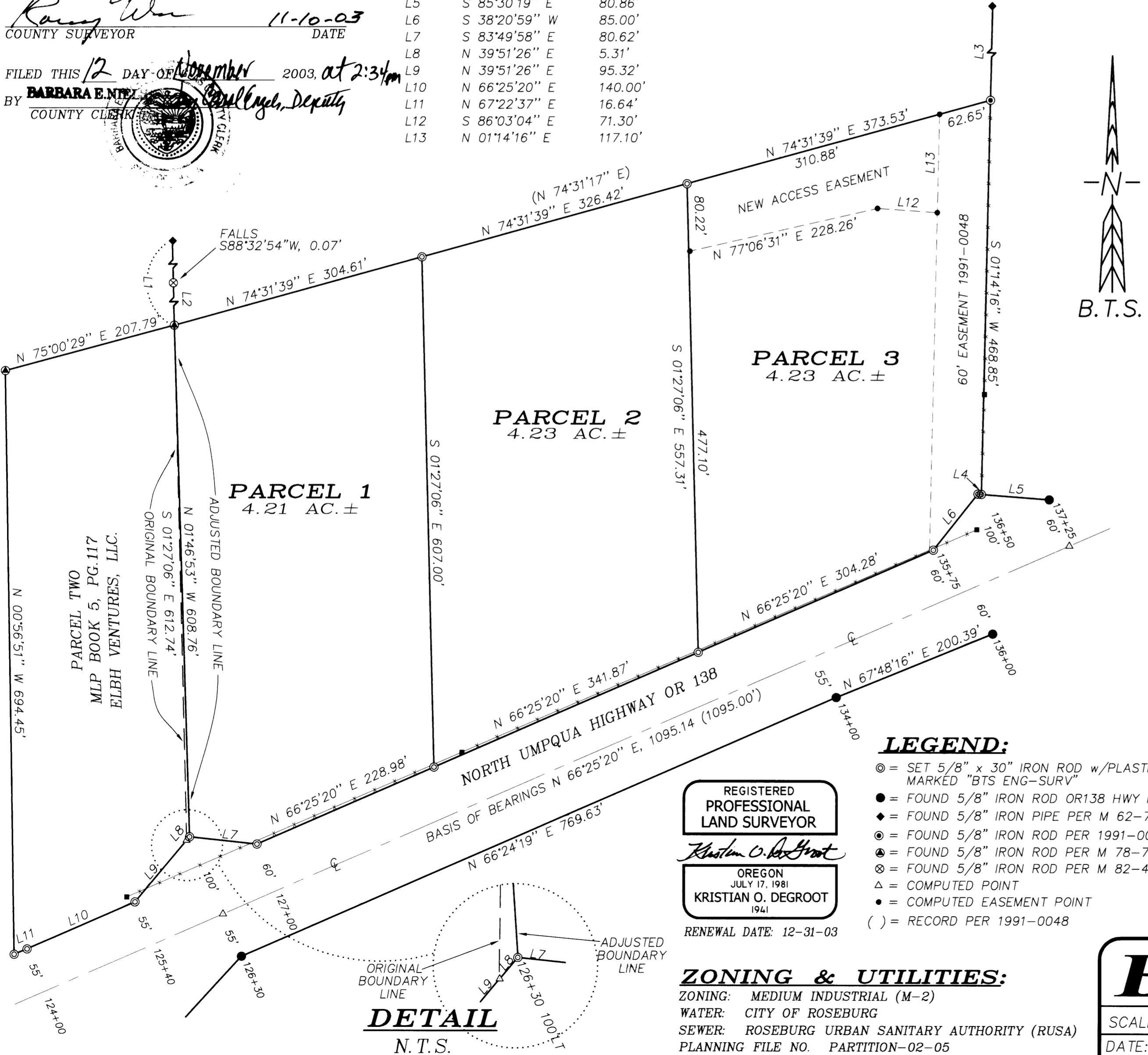
THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT 1991-0048 INTO 3 PARCELS AS APPROVED UNDER CITY OF ROSEBURG FILE PARTITION 02-5. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER PARTITION PLAT 1991-0048, M 78-77, M 67-71 AND THE PLANS FOR THE NORTH UMPQUA HIGHWAY, RD.4. OR 138 CENTERLINE WAS CONTROLLED BY 1969 RIGHT-OF-WAY MONUMENTS FOUND 60' LEFT OF 137+25 AND 55' RIGHT OF 126+30 WHICH ALSO MATCHED THE MONUMENT 65' LEFT OF PT 119+20.18. I FOUND SOME SIGNIFICANT DISCREPANCIES IN OR 138 RIGHT OF WAY MONUMENTATION FROM THE 1969 PLANS AND SUBSEQUENT SURVEYS. I COMPUTED RIGHT OF WAY AT 135+75 60' LT. AND 136+50 100' LT. HOLDING THE STATIONING AT THE FOUND 137+25 60' LT. MONUMENT. I COMPUTED RIGHT OF WAY AT 121+00 60' LT., 124+00 55' LT., 125+40 55' LT., 126+30 100' LT. AND 127+00 60' LT. BY HOLDING THE STATIONING AT THE FOUND MONUMENT AT 126+30, 55' RT. THE EAST LINE WAS EXTENDED SOUTH FROM MONUMENTS FOUND PER M 62-71 AND 1991-0048 TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE. THE WEST LINE WAS EXTENDED SOUTH FROM MONUMENTS FOUND PER M 62-71, M 78-77 AND M 82-47 TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE. THE SOUTHERLY END OF THIS LINE WAS THEN ADJUSTED EASTERLY TO THE MONUMENT SET AT 100' LEFT OF STATION 126+30. THE NORTH LINE WAS CONTROLLED BY 1991-0048 AND THE SOUTH LINE WAS CONTROLLED BY THE NORTH RIGHT-OF-WAY LINE OF OR 138 AS ABOVE DESCRIBED. 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.

APPROVALS:
[Signature] 11-6-03
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 11-7-03
PUBLIC WORKS DIRECTOR DATE
[Signature] 11-10-03
COUNTY SURVEYOR DATE

FILED THIS 12 DAY OF November, 2003, at 2:34pm
BY BARBARA E. NIELSEN
COUNTY CLERK *[Signature]*

NUMBER	DIRECTION	DISTANCE
L1	S 01°27'06" E	762.33'
L2	S 01°27'40" E	451.90'
L3	S 01°14'16" W	794.36'
L4	S 85°30'19" E	4.14'
L5	S 85°30'19" E	80.86'
L6	S 38°20'59" W	85.00'
L7	S 83°49'58" E	80.62'
L8	N 39°51'26" E	5.31'
L9	N 39°51'26" E	95.32'
L10	N 66°25'20" E	140.00'
L11	N 67°22'37" E	16.64'
L12	S 86°03'04" E	71.30'
L13	N 01°14'16" E	117.10'

TAX COLLECTORS CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 11/12/03
DOUGLAS COUNTY TAX COLLECTOR DATE



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

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD OR 138 HWY PLANS
- ◆ = FOUND 5/8" IRON PIPE PER M 62-71
- ⊙ = FOUND 5/8" IRON ROD PER 1991-0048
- = FOUND 5/8" IRON ROD PER M 78-77
- ⊙ = FOUND 5/8" IRON ROD PER M 82-47
- △ = COMPUTED POINT
- = COMPUTED EASEMENT POINT
- () = RECORD PER 1991-0048

ZONING & UTILITIES:
ZONING: MEDIUM INDUSTRIAL (M-2)
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
PLANNING FILE NO. PARTITION-02-05

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

SCALE: 1" = 100'	FOR: E.L.B.H. VENTURES P.O. BOX 1577 ROSEBURG, OREGON 97470	JOB #: 03-046 FILE: ELBH-046.DWG SHEET 1 OF 1
DATE: JUNE 25, 2003		

2003-0076