

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2003-032503
 NO FEE
 12/03/2003 08:00:00 AM
 PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
 This is a no fee document

PARTITION PLAT

LOCATED IN THE
 SW 1/4 OF SECTION 25
 T.27S., R.7W., W.M.
 DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DAVID L. GEDDES AND CORIENNE L. GEDDES AS TRUSTEES OF THE DAVID L. GEDDES AND CORIENNE L. GEDDES REVOCABLE TRUST 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.

David L. Geddes
 DAVID L. GEDDES, TRUSTEE

Corienne L. Geddes
 CORIENNE L. GEDDES, TRUSTEE

APPROVALS:

Keith L. Cubic 11/26/03
 COUNTY PLANNING DIRECTOR DATE

Paul W. Smith 11/28/03
 COUNTY SURVEYOR DEPUTY DATE

ZONING & UTILITIES:

ZONING: FARM FOREST (FF)
 COMP. PLAN: AGRICULTURAL (AGG)
 WATER: UMPQUA BASIN WATER ASSOCIATION, INC.
 SEWER: SEPTIC
 PLANNING FILE NO. 03-053

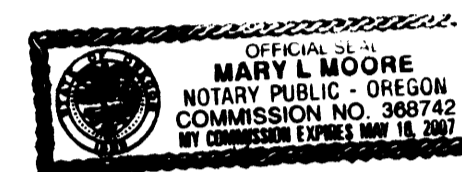
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF NOVEMBER, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID L. GEDDES AND CORIENNE L. GEDDES, TRUSTEES OF THE DAVID L. GEDDES AND CORIENNE L. GEDDES REVOCABLE TRUST, 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.

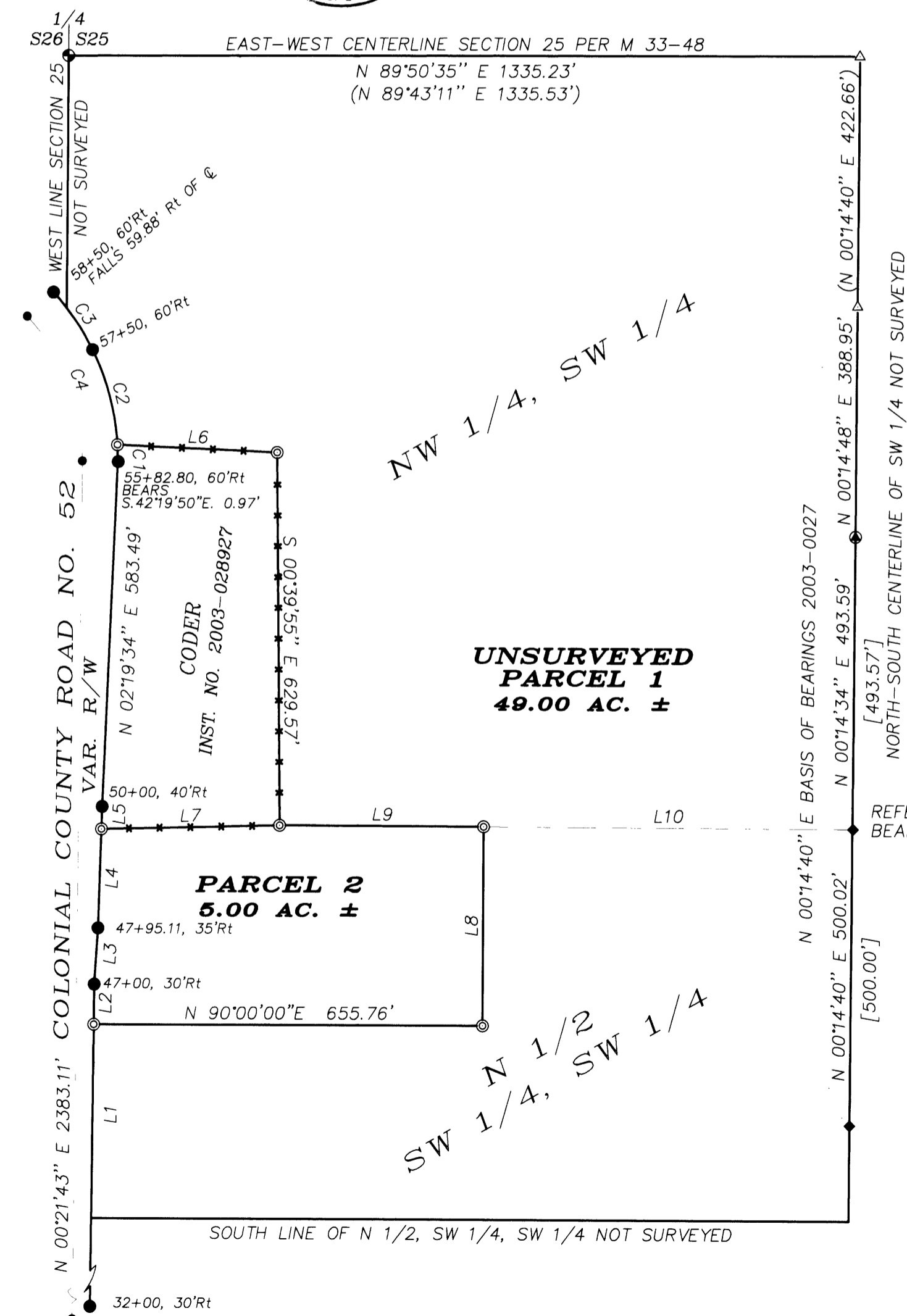
Mary L. Moore
 NOTARY PUBLIC, STATE OF OREGON



FILED THIS 3 DAY OF DECEMBER, 2003, at 8:00 AM
 BY BARBARA E. NIELSEN
 COUNTY CLERK



RENEWAL DATE: 12-31-03



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊙ = FOUND STEEL AUTO AXLE & ACCESSORIES PER PLSS ID NO. 600240
- = FOUND 5/8" IRON ROD PER 1971 COUNTY ROAD NO. 52 PLANS
- ◆ = FOUND 5/8" IRON ROD PER 2003-0027
- ▲ = FOUND 5/8" IRON ROD PER M 50-60 & M 54-26
- = CENTERLINE COUNTY ROAD NO. 52
- △ = COMPUTED POINT
- () = RECORD PER M 50-60 & M 54-26
- [] = RECORD PER 2003-0027

NUMBER DELTA	RADIUS	ARC	CHORD	BRG	CHORD
C1	03'48"26"	418.10	27.78	N 01'32'30" W	27.78
C2	22'53'19"	418.10	167.02	N 14'53'22" W	165.91
C3	16'08'56"	418.10	117.84	N 34'24'30" W	117.45
C4	42'50'41"	358.10	267.78	N 21'03'37" W	261.58

REFERENCE MONUMENT
 BEARS N89°43'53"E, 0.97' [1.00']

NUMBER	DIRECTION	DISTANCE
L1	N 00°21'37" E	1432.25'
L2	N 00°21'37" E	67.85'
L3	N 03°29'36" E	95.04'
L4	N 01°43'04" E	167.17'
L5	N 01°43'04" E	37.84'
L6	S 87°26'34" E	269.48'
L7	S 88°39'23" W	300.67'
L8	NORTH	335.85'
L9	N 89°49'53" W	343.95'
L10	S 89°49'54" E	623.42'

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY DESCRIBED THE LANDS REPRESENTED AS PARCEL 1 ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THE NW 1/4, SW 1/4 AND THE N1/2, SW 1/4, SW 1/4 OF SECTION 25, T.27S., R.7W., W.M. LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF COLONIAL COUNTY ROAD NO 52 LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO DWIGHT W. CODER, SR. AS RECORDED IN INSTRUMENT NO. 2003-028927 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 THE GEDDES PROPERTY INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 03-053. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 50-60, M54-26, PARTITION PLAT 2003-0027 AND THE 1971 PLANS FOR COUNTY ROAD NO. 52. MONUMENTS WERE SET AT THE FENCE CORNERS OF THE CODER PROPERTY AND DEEDS WERE EXCHANGED BETWEEN CODER AND GEDDES AS RECORDED IN INSTRUMENT NO. 2003-028926 AND 2003-028927. PARCEL 2 WAS THEN MONUMENTED AS SHOWN ON THE FACE OF THE MAP AND WAS CONTROLLED BY THE ABOVE DESCRIBED CODER SOUTH LINE AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 52. THE CENTERLINE OF COUNTY ROAD NO. 52 WAS CONTROLLED BY MONUMENTS FOUND AT 32+00, 30'RT., 50+00, 40'RT., AND 57+50, 60'RT. SURVEYS M 33-48, M 50-60, M 54-26 AND 2003-0027 DID NOT COMPUTE THE S 1/4 OR SW CORNER OF SECTION 25 AND THEREFORE WERE NOT SUBDIVISIONS OF THE SW 1/4 OF SECTION 25. SINCE THE GEDDES PROPERTY IS AN ALIQUOT PART OF THE SW 1/4 OF SECTION 25, THESE SURVEYS DID NOT LOCATE THE EAST OR SOUTH LINES OF THE GEDDES PROPERTY AND THE MONUMENTS SHOWN ALONG THE WEST LINE OF M 54-26 AND 2003-0027 ARE NOT LOCATED ON THE EAST LINE OF THE GEDDES PROPERTY.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Coull 12/2/03
 DOUGLAS COUNTY TAX COLLECTOR DATE

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

SCALE: 1" = 200'
 DATE: OCTOBER 24, 2003

FOR: DAVID GEDDES
 801 COLONIAL ROAD
 ROSEBURG, OREGON 97470

JOB #: 03-081
 FILE: GEDDES.DWG
 SHEET 1 OF 1

2003-0083

2003-0083