

PARTITION PLAT

PARCEL 1, 2001-0072

LOCATED IN
 SE 1/4 OF SECTION 16, T.27S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREGOR WADSWORTH AND LORRAINE WADSWORTH ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES THAT "NEW ACCESS EASEMENT" AS SHOWN HEREON FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AND THAT "15 FOOT UTILITY EASEMENT" SHOWN HEREON FOR THE BENEFIT OF PARCEL 2.

Gregor Wadsworth
 GREGOR WADSWORTH

Lorraine Wadsworth
 LORRAINE WADSWORTH

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF August, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GREGOR WADSWORTH AND LORRAINE WADSWORTH 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 OF PARTITION PLAT 2001-0072 AS RECORDED IN INST. NO. 2001-19464 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 2001-0072 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 03-193. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND OR SET UNDER PARTITION PLAT 2001-0072. I FOUND MINOR DISCREPANCIES IN COURSES ALONG THE OR 138 AND KESTER ROAD RIGHTS OF WAY AND THAT MONUMENTS LOCATED 143+00, 65' LT., 145+00, 60' LT., 148+00, 65' LT., 2+05, 30' LT., AND 3+83.35, 30' LT. HAD BEEN DISTURBED AND WERE RESET UNDER THIS SURVEY. I ALSO FOUND THAT A PORTION OF THE KESTER ROAD RIGHT OF WAY WAS INCORRECTLY PLATTED UNDER M 88-58 AND PARTITION PLAT 2001-0072. NEW KESTER ROAD RIGHT OF WAY WAS TAKEN BY COUNTY COURT RESOLUTION IN 1968 FROM STATION 0+00 TO STATION 4+00. THE EAST AND WEST RIGHT OF WAY LINES OF THE 1968 TAKING AND THOSE ESTABLISHED UNDER PLAT B, DEER CREEK ORCHARD TRACTS (VOLUME 4, PAGE 71) AND SURVEYED UNDER VOLUME 3, PAGE 61 AND 11 SUBSEQUENT SURVEYS, DO NOT MATCH. I CONTROLLED THE WEST LINE OF KESTER ROAD LYING NORTH OF STATION 4+00 BY MONUMENTS FOUND PER M 31-19 AND M 73-74 AND SET NEW MONUMENTS AT THE NORTHEAST CORNER OF PARCEL 1 AND AT 21.20 AND 30.00 FEET LEFT OF STATION 4+00. THE PROPERTY WAS THEN PARTITIONED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 530 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.

Amara L. Louie 11/12/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: HEAVY INDUSTRIAL (M3)
 COMP. PLAN: INDUSTRIAL (IN)
 WATER: CITY OF ROSEBURG
 SEWER: RUSA
 PLANNING FILE NO. 03-193

APPROVALS:
Keith L. Cubic 11/10/04
 COUNTY PLANNING DIRECTOR DATE

David W. Smith 11-10-04
 COUNTY SURVEYOR DEPUTY DATE

2004-027541 11:27 A.M.
 FILED THIS 15th DAY OF NOVEMBER, 2004

Barbara E. Nielsen *Alan J. Burnett*
 COUNTY CLERK By: DEPUTY



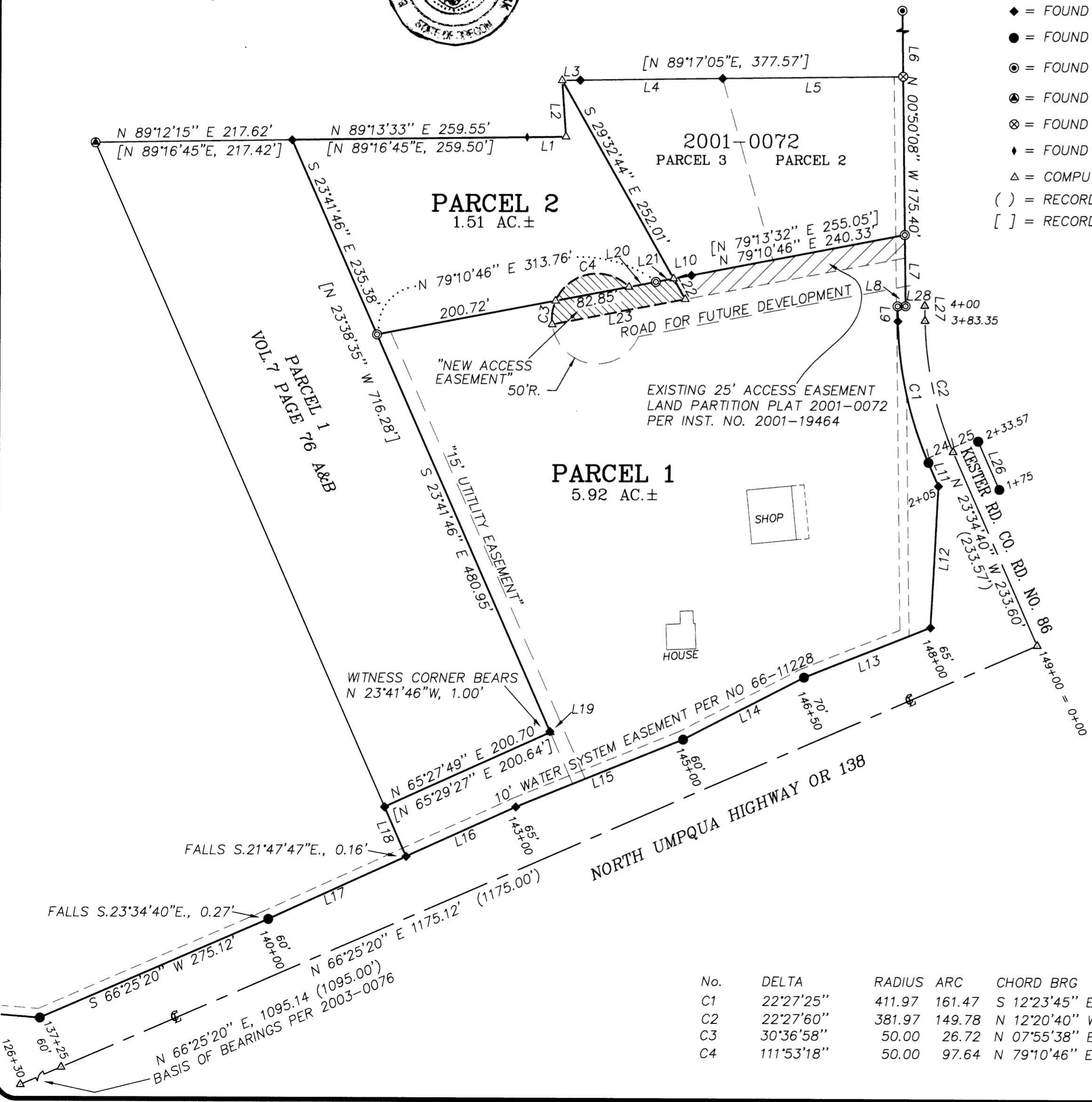
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-05

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ◆ = FOUND 5/8" IRON ROD PER 2001-0072
- = FOUND 5/8" IRON ROD PER 1968 PLANS CO. RD. 4
- ⊖ = FOUND 1/2" IRON ROD PER M 31-19
- ⊕ = FOUND 4" STEEL CORNER POST PER M 88-58
- ⊗ = FOUND 5/8" IRON ROD PER M 73-74
- ⬠ = FOUND 5/8" IRON ROD PER M 32-12
- △ = COMPUTED POINT, NOT SET
- () = RECORD PER 1968 PLANS CO. RD. 4
- [] = RECORD PER 2001-0072



NUMBER	BEARING	DISTANCE
L1	N 89°13'33" E	43.00'
L2	N 04°00'57" W	62.43'
L3	N 89°11'25" E	20.00'
L4	N 89°11'25" E	157.72'
L5	N 89°17'01" E	199.72'
L6	N 00°50'08" W	696.71'
L7	S 00°50'08" E	78.79'
L8	S 88°53'01" W	8.80'
L9	S 01°06'59" E	16.65'
L10	N 79°10'46" E	20.00'
L11	S 23°16'05" E	28.64'
L12	S 02°59'14" W	156.52'
L13	S 68°19'14" W	150.40'
L14	S 62°36'54" W	150.33'
L15	S 67°51'22" W	199.81'
L16	S 65°28'02" W	132.74'
L17	S 65°28'02" W	167.25'
L18	N 23°40'53" W	59.82'
L19	N 23°41'46" W	1.00'
L20	N 79°10'46" E	30.19'
L21	N 79°10'46" E	20.00'
L22	S 29°32'44" E	26.40'
L23	S 79°10'46" W	150.00'
L24	N 66°29'53" E	29.85'
L25	N 66°29'53" E	29.83'
L26	S 23°45'27" E	58.59'
L27	N 01°06'40" W	16.65'
L28	S 88°53'28" W	21.20'

No.	DELTA	RADIUS	ARC	CHORD	BRG	CHORD
C1	22°27'25"	411.97	161.47	S 12°23'45"	E	160.44
C2	22°27'60"	381.97	149.78	N 12°20'40"	W	148.82
C3	30°36'58"	50.00	26.72	N 07°55'38"	E	26.40
C4	111°53'18"	50.00	97.64	N 79°10'46"	E	82.85

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

SCALE: 1" = 100'
 DATE: JUNE 22, 2004

FOR: GREGOR AND LORRAINE WADSWORTH
 4420 N. UMPQUA HIGHWAY
 ROSEBURG, OR 97470

JOB #: 03-108
 FILE: WAD-108.DWG
 SHEET 1 OF 1

2004-0066

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