

2004-0081B

PARTITION PLAT

RIO NES RANCH

LOCATED IN SECTIONS
10, 11, 14, 15, 21, 22, 23, 26, & 27
T.26S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

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 MARKED "BTS ENG-SURV"
- ⊕ = SET BCIP (SEE CORNER DESCRIPTIONS)
- ⊙ = FOUND DCISO BCIP (SEE CORNER DESCRIPTIONS)
- = FOUND MONUMENT AS NOTED PER M 13-54 & CS 42/114 (SEE CORNER DESCRIPTIONS)
- ◆ = FOUND 80d SPIKE PER CS 64/787-27 (SEE CORNER DESCRIPTIONS)
- ▲ = COMPUTED POINT
- = CENTERLINE RIO NES ACCESS EASEMENT
- = FENCELINE

NARRATIVE:

REFERENCE SURVEYS: M 13-53, M 13-54, M 42-30, M 42-36, M 44-19, M 47-23, M 66-24, M 81-54, M 86-41, M 94-67, SUNSHINE RANCH PLAT C (VOL. 4, PG. 6).

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE RIO NES RANCH PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-196. THE BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2 WAS SURVEYED AND ESTABLISHED ON THE GROUND AS DESCRIBED IN THE JUDGMENT FOR DOUGLAS COUNTY CIRCUIT COURT CASE NO 00 CV 3207 CC. A GPS CONTROL SURVEY WAS PERFORMED WITH CLOSED LOOP RANDOM LINE TRAVERSES SURVEYED TO THE NE, NW, SE, SW, SOUTH 1/4 AND WEST 1/4 CORNER OF SECTION 22 AND TO THE EAST 1/4 CORNER OF SECTION 15. THE NORTH, EAST AND WEST PARTITION BOUNDARY'S FALLING IN THE CENTER OF THE NORTH UMPQUA RIVER WERE NOT SURVEYED BUT WERE DRAFTED FROM DOUGLAS COUNTY ASSESSOR RECORDS. THE SOUTH, EAST AND WEST PARTITION BOUNDARY'S NOT LOCATED IN THE RIVER WERE COMPUTED AND DRAFTED FROM THE ABOVE REFERENCED SURVEYS. RIO NES ACCESS EASEMENT WAS SURVEYED AS SHOWN ON THE FACE OF THE MAP. PARCEL ACREAGE'S ARE LISTED PER THE JUDGEMENT FOR CIRCUIT COURT CASE NO. 00 CV 3207 CC.

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.

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE- GRAZING (FG), FARM FOREST (FF)
 COMP. PLAN: AGRICULTURE (AG), FARM/FOREST TRANSITIONAL (FFT)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 02-196

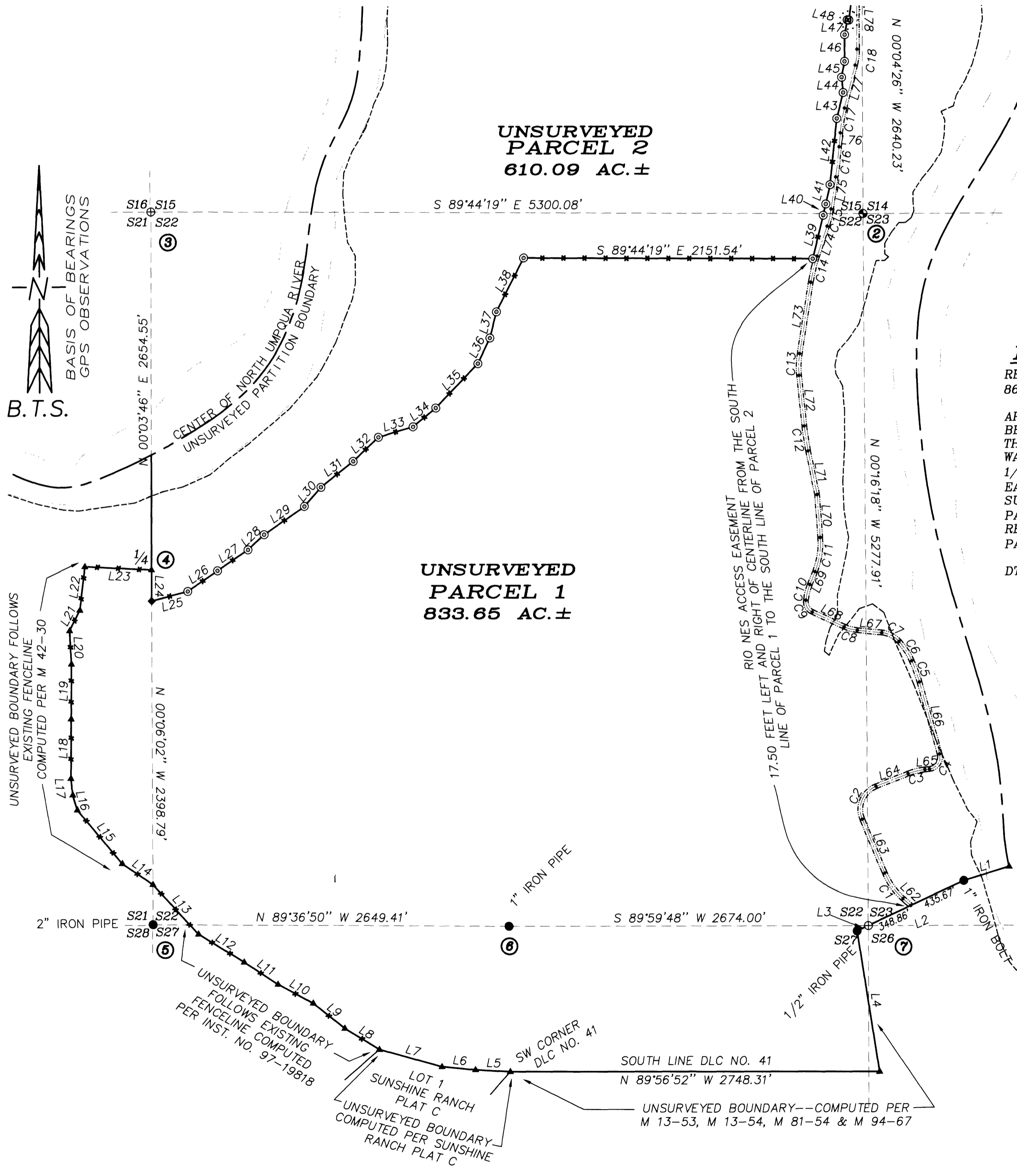
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Conroy 12/17/04
 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" = 600'	FOR: RIO NES PARTNERSHIP	JOB #: 02-067
DATE: OCTOBER 15, 2003	P.O. BOX 456	FILE: RIONES67.DWG
	ROSEBURG, OREGON 97470	SHEET 2 OF 3



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