

# PARTITION PLAT

LOCATED IN  
 SE 1/4, OF SECTION 33,  
 SECTION 34,  
 & S1/2 OF SECTION 35  
 T.27S., R.5W., W.M.  
 DOUGLAS COUNTY, OREGON

**SURVEYOR'S CERTIFICATE:**  
 I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO DAVID J. HATFIELD AND DEBORAH J. HATFIELD AS RECORDED IN INST. NO. 99-26836, OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

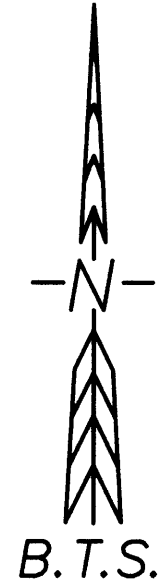


**APPROVALS:**  
*Keith L. Cabre*  
 COUNTY PLANNING DIRECTOR

1/26/05  
 DATE

*Randy Wren*  
 COUNTY SURVEYOR

1-27-05  
 DATE



2005-002542  
 FILED THIS 27<sup>th</sup> DAY OF JANUARY 2005, 1:35 PM.

BY BARBARA E. NIELSEN *Aloria Y. Burnett* 1-27-05  
 COUNTY CLERK By: DEPUTY

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT DAVID J. HATFIELD AND DEBORAH J. HATFIELD 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 CHAPTER 92, OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HEREBY CAUSE THE 35 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

*David J. Hatfield*  
 DAVID J. HATFIELD

*Deborah J. Hatfield*  
 DEBORAH J. HATFIELD

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF January, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID J. HATFIELD AND DEBORAH J. HATFIELD, 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

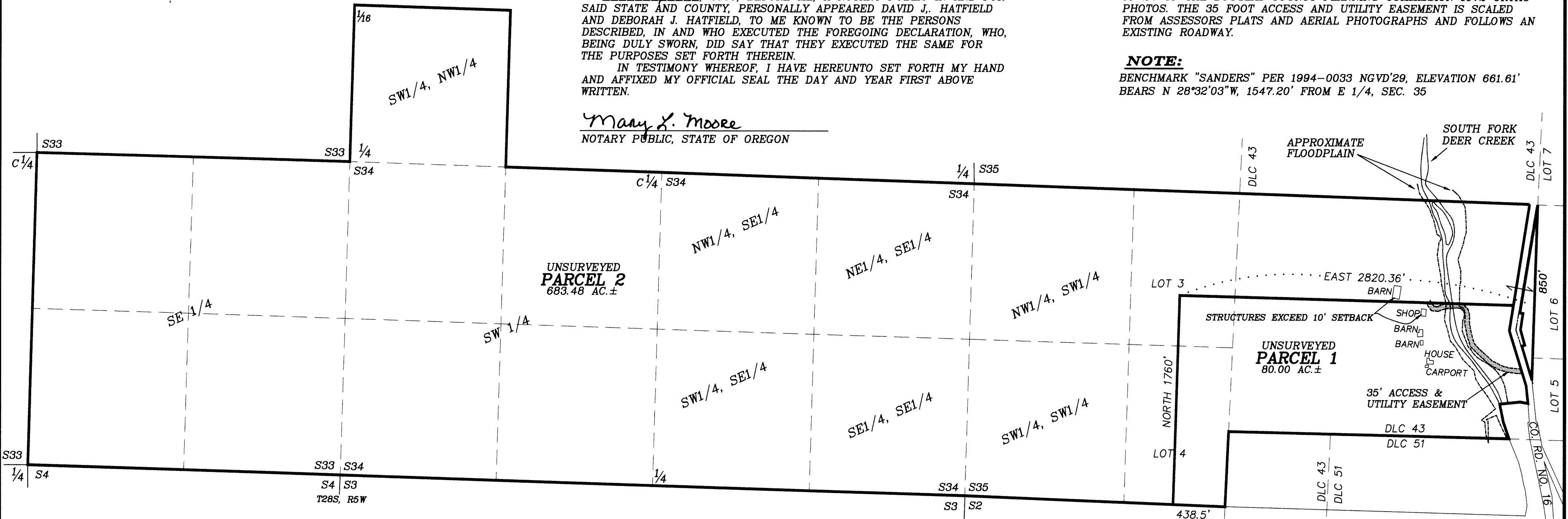
**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INST. NO. 99-26836 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 01-191.

THIS PARTITION PLAT WAS PREPARED FROM DEED AND ASSESSOR RECORDS AS DIRECTED BY THE OWNER. THE 100 YEAR FLOODPLAIN FOR SOUTH FORK DEER CREEK IS APPROXIMATE AND WAS SCALED FROM SHEET 12 OF 24 OF THE DOUGLAS COUNTY PLANNING COMMISSION 1972 ORTHO PHOTOS. THE 35 FOOT ACCESS AND UTILITY EASEMENT IS SCALED FROM ASSESSORS PLATS AND AERIAL PHOTOGRAPHS AND FOLLOWS AN EXISTING ROADWAY.

**NOTE:**

BENCHMARK "SANDERS" PER 1994-0033 NGVD'29, ELEVATION 661.61' BEARS N 28°32'03"W, 1547.20' FROM E 1/4, SEC. 35



**TAX COLLECTORS CERTIFICATE:**

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

*Sandra K. Cree* 1/27/05  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**ZONING & UTILITIES:**

ZONING: EXCLUSIVE FARM USE GRAZING(FG) & FARM FOREST (FF)  
 COMP. PLAN: AGRICULTURE (AGG) & FARM FOREST TRANSITIONAL (FFT)  
 WATER: PARCEL 1- DIXONVILLE WATER DISTRICT PARCEL 2 - ON-SITE SPRING  
 SEWER: SEPTIC  
 PLANNING FILE NO. 01-191

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

SCALE: 1" = 600'  
 DATE: JANUARY 3, 2005

FOR: DAVID J & DEBORAH J. HATFIELD  
 16178 DIXONVILLE ROAD  
 ROSEBURG, OREGON 97470

JOB #: 03-076  
 FILE: HATF-076.DWG  
 SHEET 1 OF 1

2005-0006

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