

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2005-010876
 NO FEE
 00108969200500108760030030
 05/04/2005 08:19:29 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT
 LOCATED IN THE
SE 1/4 OF SECTION 8, T22S, R9W, W.M.
 DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cuber
 DOUGLAS COUNTY PLANNING DIRECTOR

5/2/05
 DATE

Nancy Wan
 DOUGLAS COUNTY SURVEYOR

5-2-05
 DATE

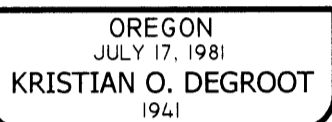


2005-010876

FILED THIS 4th DAY OF MAY 2005,

BY BARBARA E. NIELSEN

DOUGLAS COUNTY CLERK By: DEPUTY



RENEWAL DATE: 12-31-05

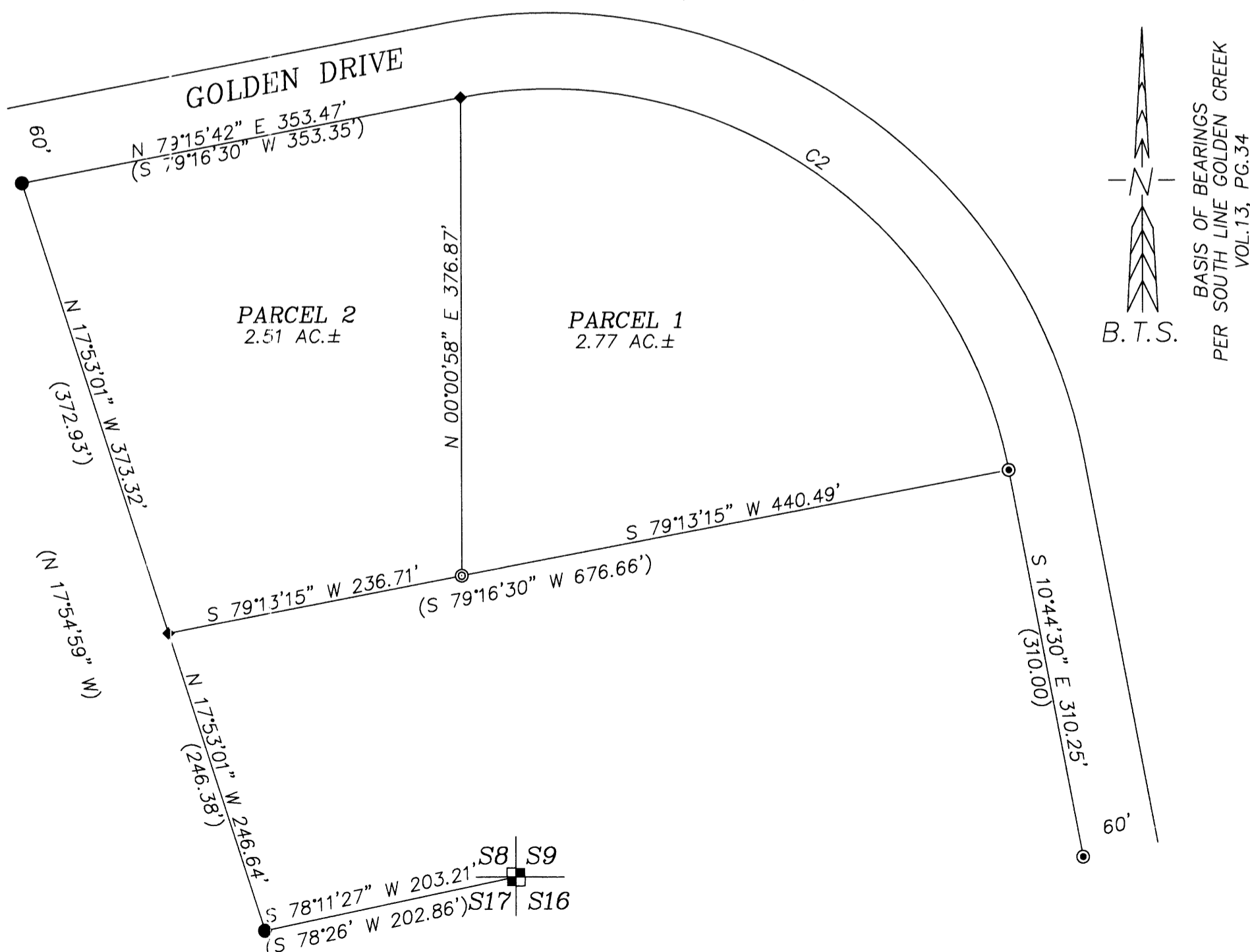
LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD BY HINTZ PER M 42-40 OR M 38-77
- ◆ = FOUND 3/4" IRON ROD BY HINTZ PER M 42-40 OR M 38-77
- ⊙ = FOUND 7/8" IRON ROD BY HINTZ PER M 42-40 OR M 38-77
- ⊠ = FOUND DCSO BCIP AND ACCESSORIES PER PLSS ID. NO. 300500
- () = RECORD PER M 42-40 AND M38-77

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-2 (RR)
 COMP. PLAN: COMMITTED-2 ACRE (RC2)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 05-019

NO.	DELTA	RADIUS	CURVE TABLE	CHORD BRG.	CHORD
C2	90°00'58" (90°00'00")	370.00 (370.00)	581.30	N55°45'22"W (S55°43'30"E)	523.33 (523.26')



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS R. SAVEDRA AND LILLIAN F. SAVEDRA 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 OF OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED, AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Dennis R. Savedra
 DENNIS R. SAVEDRA

Lillian F. Savedra
 LILLIAN F. SAVEDRA

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF May 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS R. SAVEDRA AND LILLIAN F. SAVEDRA, 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 ARE TRUE AND CORRECT DESCRIPTIONS:
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO DENNIS R. SAVEDRA, SR. AND LILLIAN F. SAVEDRA AS RECORDED IN INSTRUMENT NO. 99-05694 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SAVEDRA PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-019. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 38-77 AND M 42-40. THE M 42-40 3/4" IRON ROD FOUND AT THE SW CORNER OF PARCEL 2 HAD BEEN DISTURBED AND WAS RESET PROPORTIONATE POSITION PER THE M 42-40 RECORD AS SHOWN ON THE FACE OF THE PLAT. THE REMAINING M 38-77 AND M 42-40 FOUND CLOSELY MATCHED THOSE SURVEY RECORDS AND WERE ACCEPTED AS ORIGINAL MONUMENTS. THIS SURVEY WAS PERFORMED BY LES FANNING, AND ADAM DEGROOT USING A TPS 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO THAT AGREEMENT TO PARTICIPATE ON ROADWAY MAINTENANCE FOR GOLDEN DRIVE AS RECORDED IN INSTRUMENT NO. 2005-07372 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

WAIVER OF OBJECTION TO ASSESSMENT:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO THAT WAIVER OF OBJECTION TO ASSESSMENT FOR IMPROVEMENTS TO GOLDEN DRIVE AS RECORDED IN INSTRUMENT NO. 2005-07371 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Conner
 DOUGLAS COUNTY TAX COLLECTOR

5/3/05
 DATE

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

SCALE: 1" = 100'
 DATE: APRIL 21, 2005

FOR:
 DENNIS & LILLIAN SEVEDRA
 343 GOLDEN DRIVE
 SCOTTSBURG, OR 97473

JOB #: 05-026
 FILE: PERRY.DWG
 SHEET 1 OF 1

2005-0042

2005-0042