DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2005-013602
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2005-0057

LAND PARTITION

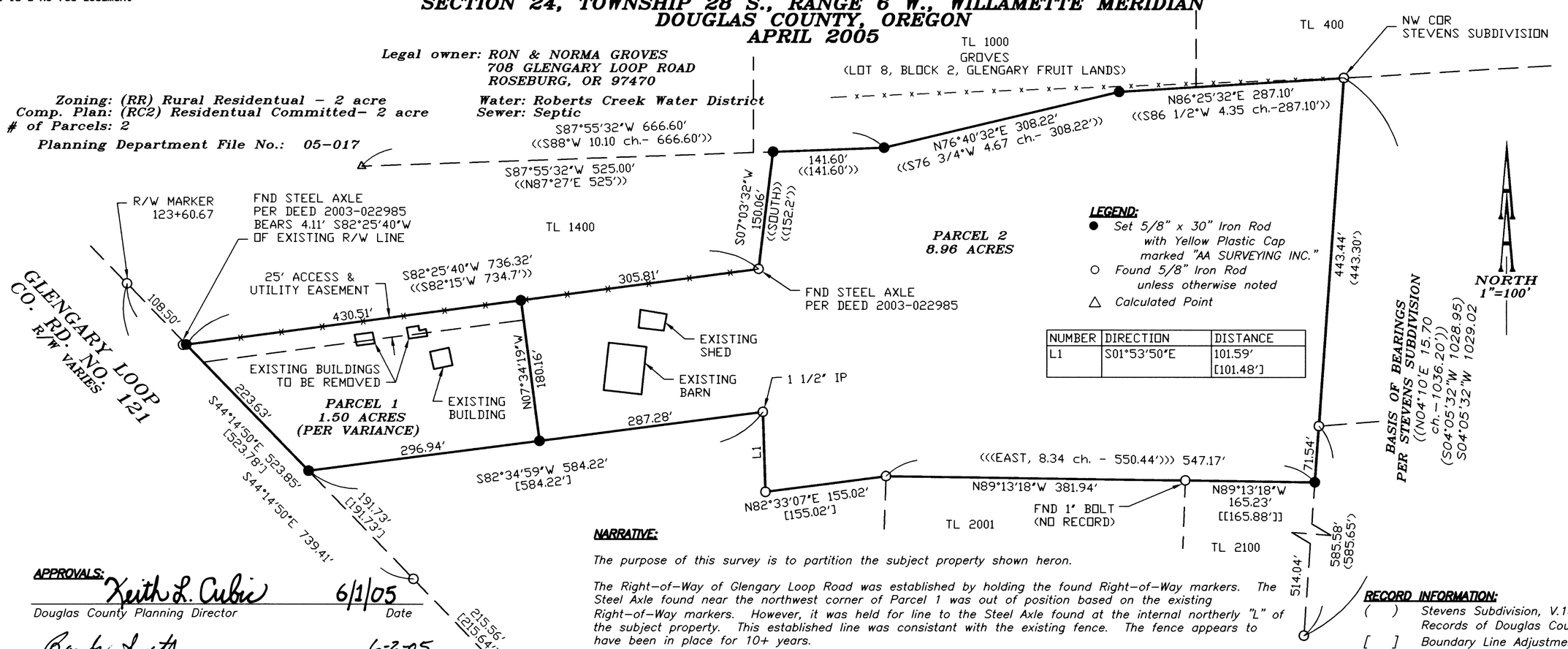
for RONALD H. & NORMA R. GROVES
LOCATED IN THE NW 1/4 OF
SECTION 24, TOWNSHIP 28 S., RANGE 6 W., WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
APRIL 2005

Legal owner: RON & NORMA GROVES
708 GLENGARY LOOP ROAD
ROSEBURG, OR 97470

Zoning: (RR) Rural Residentual – 2 acre
Comp. Plan: (RC2) Residentual Committed– 2 acre
# of Parcels: 2

Water: Roberts Creek Water District
Sewer: Septic

Planning Department File No.: 05–017



LEGEND:

- ● *Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."*
- ○ *Found 5/8" Iron Rod unless otherwise noted*
- △ *Calculated Point*

NUMBER	DIRECTION	DISTANCE
L1	S01°53'50"E	101.59' [101.48']

NARRATIVE:

The purpose of this survey is to partition the subject property shown heron.

The Right–of–Way of Glengary Loop Road was established by holding the found Right–of–Way markers. The Steel Axle found near the northwest corner of Parcel 1 was out of position based on the existing Right–of–Way markers. However, it was held for line to the Steel Axle found at the internal northerly "L" of the subject property. This established line was consistant with the existing fence. The fence appears to have been in place for 10+ years.

The southwest corner of Parcel 1 was reestablished by record information per M130–74.

The southeast corner of Parcel 2 was established by projecting the south line through the found 1" Bolt to the point of intersection with the west line of Stevens Subdivision. The 1" Bolt was held as the Northwest corner of Tax Lot 2100.

Because of the lack of monumentation to help validate the location of the north line of Parcel 2, it was established by deed bearing and distances which was then rotated to match the BASIS OF BEARiNGS used. A descrepency between the record and calculated bearing of the east line of Tax Lot 1400 was discovered, because Tax Lot 1400 is an EXCEPTION to the deed for the subject property, care was taken to ensure that the EXCEPTION received their share of the parent property described in Deed Instrument #2003–022985. The established location of the north line of Parcel 2 does not adversly effect Tax Lot 1000, nor Tax Lot 400. In the case of Tax Lot 1000, the partitioner of this property is also the record owner of Tax Lot 1000. In the case of Tax Lot 400, the established line fell south of the current occupational line (fence line).

RECORD INFORMATION:

- ( ) *Stevens Subdivision, V.18, P.60, Records of Douglas County, Oregon*
- [ ] *Boundary Line Adjustment, M130–74 Records of Douglas County, Oregon*
- (( )) *Deed Inst. #2003–022985 Records of Douglas County, Oregon*
- [[ ]] *Deed Inst. #2005–1015 Records of Douglas County, Oregon*
- ((( ))) *Deed Inst. #2002–12331 Records of Douglas County, Oregon*

SURVEYOR'S CERTIFICATE:

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described as:

per Instrument #2003–022985, Records of Douglas County, Oregon. EXCEPTING all that portion that lies within Lot 8, Block 2, Glengary Fruit Lands, Vol. 1C, Pg. 53, Records of Douglas County, Oregon (TL 1000).

Herman A. Pieske

APPROVALS:

Keith L. Cubic 6/1/05
Douglas County Planning Director *Date*

Randy Smith 6-2-05
Douglas County Surveyor DEPUTY *Date*

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Sandra K. Conrell 6/2/05
Douglas County Tax Collector *Date*

Filed this 2nd *day of* JUNE *, 2005.* 2:01PM.
2005-013602
BARBARA E. NIELSEN
Douglas County Clerk *By:* DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that RONALD H. & NORMA R. GROVES, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

RONALD H. GROVES

NORMA R. GROVES

ACKNOWLEDGMENT:

State of Oregon)
SS
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 19TH *day of* MAY *, 2005, before me, a Notary Public in and for said State and County, did personally appear RONALD H. & NORMA R. GROVES, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.*

Notary Public, State of Oregon

OFFICIAL SEAL
REBECCA B. RICHARDSON
NOTARY PUBLIC – OREGON
COMMISSION NO. 380328
MY COMMISSION EXPIRES MAY 3, 2008

Commission Number: 380328

My commission expires on: May 03 2008

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651
EXP. DATE: 12–31–06

SURVEYING & ENGINEERING, INC.
ENGINEERING•SURVEYING•PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672–2096
FAX (541)672–0611

AA Project #2722.05

2005-0057