

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-016142
NO FEE
06/30/2005 12:16:33 PM
PLAT-PAR Cnt=1 Str=1 RECEIPTCOUNTER
This is a no fee document



PARTITION PLAT

LOCATED IN THE
SE 1/4, SW 1/4 OF SECTION 17
T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

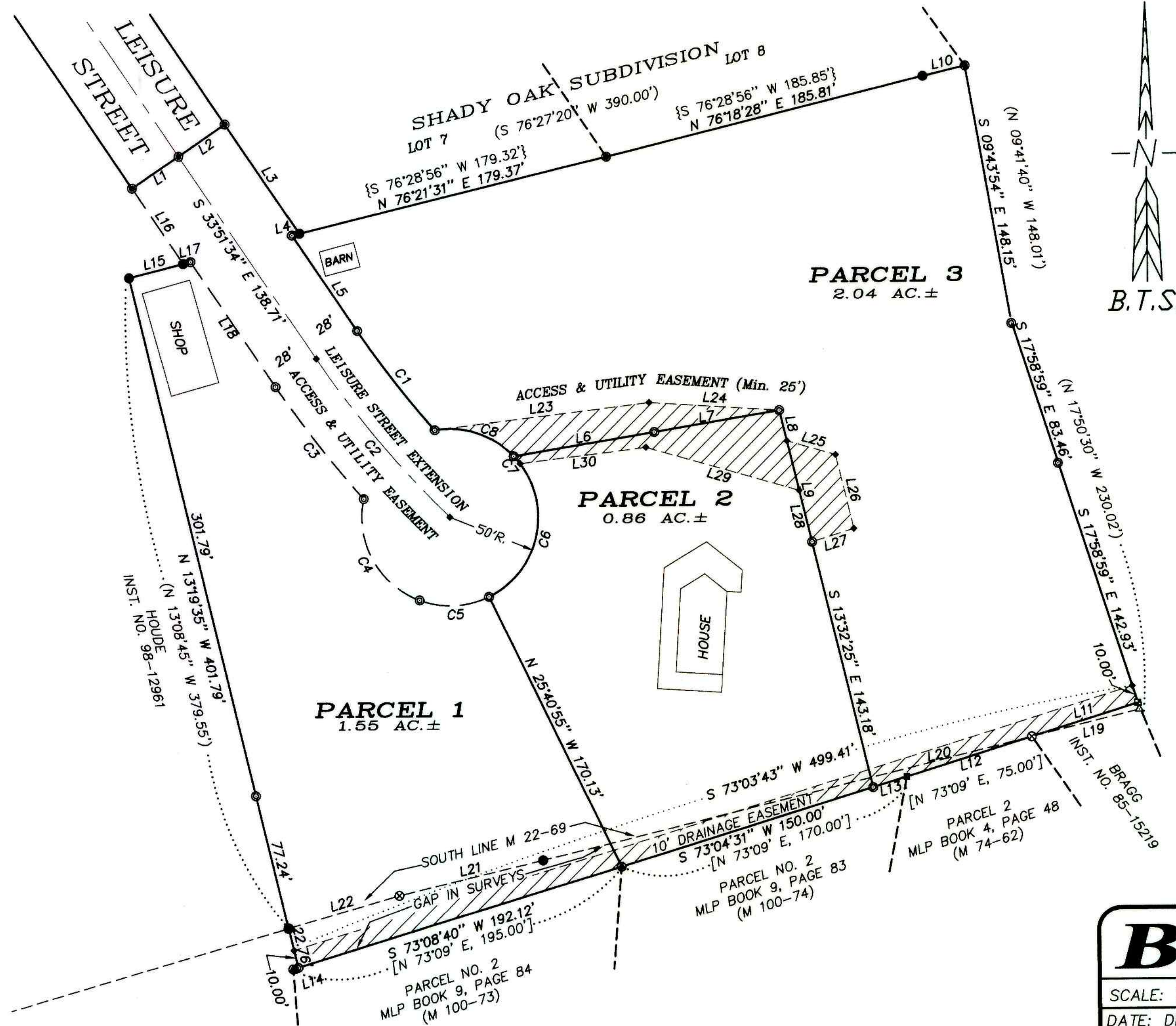
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1961
RENEWAL DATE: 12-31-05

IRREVOCABLE OFFER TO DEDICATE
THE LEISURE STREET EXTENSION ACCESS AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON, IS SUBJECT TO AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC AS RECORDED IN INSTRUMENT NO. 2005-016048 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
 - = FOUND 5/8" IRON ROD PER SHADY OAK SUBDIVISION (VOL 18, PG. 11 A & B)
 - = FOUND 5/8" IRON ROD PER M 51-3, M 50-78 & M 53-74
 - ⊙ = FOUND 5/8" IRON ROD PER M 22-69
 - = FOUND 1/2" IRON ROD PER M 84-27
 - = FOUND 1/2" IRON ROD PER M 74-62
 - = FOUND 1/2" IRON ROD PER M 90-65
 - △ = COMPUTED POINT, NOT SET
 - ◆ = EASEMENT POINT
 - () = RECORD PER M 51-3, M 50-78 & M 53-74
 - [] = RECORD PER M 84-27 OR M 74-62
 - { } = RECORD PER SHADY OAK SUBDIVISION (VOL 18, PG. 11 A & B)

NO.	BEARING	DISTANCE	RECORD
L1	N 56°17'24" E	32.11'	{S 56°16'25" W 32.07'}
L2	N 56°01'40" E	31.98'	{S 56°16'25" W 32.08'}
L3	S 33°55'22" E	74.98'	{N 33°43'35" W 75.00'}
L4	N 76°21'31" E	4.33'	
L5	S 33°51'34" E	65.29'	
L6	S 80°37'21" W	80.84'	
L7	S 80°37'21" W	72.16'	
L8	S 13°32'25" E	76.82' 18.00'	
L9	N 72°56'57" E	25.05' S.13°32'25"E, 58.82'	
L10	N 76°41'46" E	24.78'	{N 76°28'56" W 24.83'}
L11	S 72°56'47" W	63.27'	
L12	S 72°55'03" W	74.68'	
L13	S 73°04'31" W	20.14'	
L14	S 73°08'40" W	3.00'	
L15	N 75°53'23" E	31.87'	(N 76°27'20" W 31.81')
L16	S 33°50'51" E	51.64'	{S 33°43'35" E 51.65'}
L17	N 75°53'23" E	4.37'	
L18	S 33°51'34" E	85.68'	
L19	S 76°24'56" W	63.00'	
L20	S 76°21'46" W	286.64'	(S 76°27'20" W 287.00')
L21	S 76°35'44" W	83.95'	(S 76°27'20" W 84.44')
L22	S 74°05'01" W	65.56'	(S 74°16'52" W 65.55')
L23	N 83°02'06" E	122.55'	
L24	S 86°07'14" E	74.13'	
L25	S 73°56'00" E	28.75'	
L26	S 13°32'25" E	43.08'	
L27	S 72°56'57" W	25.05'	
L28	N 13°32'25" W	30.06'	
L29	N 73°56'00" W	90.47'	
L30	S 83°02'06" W	71.96'	

NUMBER DELTA	RADIUS	ARC	CHORD BRG	CHORD
C1	07°29'46"	544.96	71.30 S 37°36'28" E	71.25
C2	11°44'41"	572.96	117.45 S 39°43'55" E	117.24
C3	07°41'57"	600.96	80.75 S 37°42'33" E	80.69
C4	81°40'05"	50.00	71.27 S 28°26'50" E	65.39
C5	46°24'03"	50.00	40.49 N 87°31'06" E	39.39
C6	101°13'14"	50.00	88.33 N 13°42'28" E	77.28
C7	06°18'42"	50.00	5.51 N 40°03'30" W	5.51
C8	56°14'12"	50.00	49.08 N 71°19'57" W	47.13



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

SCALE: 1" = 50'
DATE: DECEMBER 15, 2004

FOR: C. DOREE BAUGHMAN
337 LEISURE STREET
GLIDE, OREGON 97443

JOB #: 02-062
FILE: 02-062.DWG
SHEET 1 OF 2

2005-0067A

2005-0067A

2005-0067 B

PARTITION PLAT

LOCATED IN THE
SE 1/4, SW 1/4 OF SECTION 17
T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cubic 6/29/05
COUNTY PLANNING DIRECTOR DATE

Randy Smith 6/29/05
COUNTY SURVEYOR DEPUTY DATE

2005-016142
FILED THIS 30th DAY OF JUNE 12:16 P.M. 2005,

BY BARBARA E. NIELSEN Gloria Burnett
COUNTY CLERK DEPUTY



ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: RESIDENTIAL (RSH)
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 04-178

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT C. DOREE BAUGHMAN IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND DOES HEREBY CAUSE THE LEISURE STREET EXTENSION ACCESS AND UTILITY EASEMENT AND THE 10 FOOT DRAINAGE EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AND ALSO DOES HEREBY CAUSE THE ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 2 AND 3.

C. Doree Baughman
C. DOREE BAUGHMAN

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF January 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, C. DOREE BAUGHMAN, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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 PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 17, T.26S., R.3W., W.M. BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO C. DOREE BAUGHMAN AS RECORDED IN INSTRUMENT NO. 86-00139 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE S.W. CORNER OF SHADY OAK SUBDIVISION AS RECORDED IN VOLUME 18, PAGES 18 A & B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE SOUTH BOUNDARY OF SAID SHADY OAK SUBDIVISION: N.56°17'24"E., 32.11 FEET TO A 5/8" IRON ROD, N.56°01'40"E., 31.98 FEET TO A 5/8" IRON ROD, S.33°55'22"E., 74.98 FEET TO A 5/8" IRON ROD, N.76°21'31"E., 179.37 FEET TO A 5/8" IRON ROD, N.76°18'28"E., 185.81 FEET TO A 5/8" IRON ROD, N.76°41'46"E., 24.78 FEET TO A 5/8" IRON ROD AT THE S.E. CORNER OF LOT 8 OF SAID SHADY OAK SUBDIVISION; THENCE S.09°43'54"E. ALONG THE EAST LINE OF SAID INSTRUMENT NO. 86-00139, 148.15 FEET TO A 5/8" IRON ROD; THENCE S.17°58'59"E., CONTINUING ALONG SAID EAST LINE, 226.40 FEET TO A 1/2" IRON ROD AT THE N.E. CORNER OF PARCEL 2 OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO DENNIS BRAGG AS RECORDED IN INSTRUMENT NO. 85-15219 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.72°56'47"W., 63.27 FEET TO A 5/8" IRON ROD AT THE N.W. CORNER OF SAID PARCEL 2; THENCE S.72°55'03"W., 74.68 FEET TO A 1/2" IRON ROD AT THE N.E. CORNER OF PARCEL NO. 2 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 9, PAGE 83 AS INST. NO. 86-6381; THENCE S.73°04'31"W., 170.14 FEET TO A 1/2" IRON ROD AT THE N.W. CORNER OF SAID PARCEL NO. 2; THENCE S.73°08'40"W., ALONG THE NORTH LINE OF PARCEL NO. 2 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 9, PAGE 84 AS INST. NO. 86-6382, 192.12 FEET TO A 5/8" IRON ROD; THENCE N.13°19'35"W., 22.76 FEET TO THE S.E. CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO STEVEN R. AND TAMI L. HOUE AS RECORDED IN INST. NO. 98-12961 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID INSTRUMENT NO. 86-00139: N.13°19'35"W., 378.98 FEET TO A 5/8" IRON ROD, N.78°53'23"E., 31.87 FEET TO A 5/8" IRON ROD; N.33°50'51"W., 51.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.45 ACRES, MORE OR LESS.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Cree 6/29/05
DOUGLAS COUNTY TAX COLLECTOR DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE BAUGHMAN PROPERTY INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-178. MONUMENTS FOUND PER RECORDED SURVEYS M 22-69, M 51-3, M 74-62, M 84-27, M 90-65 AND SHADY OAK SUBDIVISION CONTROLLED THE BOUNDARY OF THIS PARTITION PLAT. THE NORTH LINE WAS FOUND AS ESTABLISHED UNDER M 51-3 AND SHADY OAK SUBDIVISION AND CLOSELY MATCHED THOSE SURVEYS. I FOUND THAT 2 SEPARATE LINES HAD BEEN MONUMENTED AND DESCRIBED ALONG THE SOUTH LINE OF THE PARTITION WHICH CREATED A GAP ALONG THIS LINE. UNDER M 22-69, GARRETT ESTABLISHED A LINE AS THE SOUTH LINE OF THE BROOKS AND LONG PROPERTY AS DESCRIBED IN VOL. 289, PAGES 209-213 AND IN VOL. 301, PAGES 927-931 WHICH FOLLOWED AN EXISTING FENCE LINE. THIS LINE WAS LATER ACCEPTED AS THE SOUTH LINE OF THE BAUGHMAN PROPERTY AS DESCRIBED IN INST. NO. 86-00139 AND THE SOUTH LINE OF THE HOUE PROPERTY AS DESCRIBED IN INST. NO. 98-12961 UNDER SUBSEQUENT SURVEYS M 30-74, M 50-78, M51-3, M53-74 AND M 99-73. BARNES ACCEPTED GARRETT'S M 22-69 MONUMENTS AS THE EAST LINE OF TRACT 14 OF RM 1-58 WHEN SURVEYING THE NORTH LINE OF THE ROMINE PROPERTY DESCRIBED IN VOL. 369, PAGES 733-734. BARNES DID NOT ACCEPT THE OTHER M 22-69 MONUMENTS AS DEFINING THE NORTH LINE OF TRACT 14 AND TRACT 1 IN RM 1-58 AND SET A NEW MONUMENT ON THE SOUTH LINE OF SECTION 17. SUBSEQUENT SURVEYS PARTITIONING TRACTS 1 AND 14 OF RM 1-58 RECORDED AS M 55-55, M 74-62, M 84-27, M 100-73 AND M 100-74 EACH ACCEPTED THE LINE ESTABLISHED UNDER RM 1-58 AS THE NORTH BOUNDARY OF THESE PROPERTIES. UNDER THIS SURVEY I HAVE ACCEPTED THE BOUNDARY ESTABLISHED UNDER RM 1-58 AS THE SOUTH LINE OF THIS PARTITION PLAT BECAUSE INST. NO. 86-00139 CALLS THE ROMINE PROPERTY LINE AS AN ADJOINER AND BECAUSE THE RM 1-58 BOUNDARY MORE CLOSELY MATCHES THE DESCRIPTIONS OF BROOKS AND LONG DEED AND THE ROMINE DEED THAN DOES THE M 22-69 BOUNDARY. I COMPUTED THE EAST LINE BETWEEN THE SE CORNER OF SHADY OAK SUBDIVISION AND THE COMPUTED SE CORNER OF M 51-3. I ACCEPTED THE M 53-74 MONUMENT AT THE NW CORNER OF INST. NO. 86-00139 AND THE COMPUTED SE CORNER OF PARCEL 2 OF M 50-78 TO CONTROL THE WEST LINE.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN



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SCALE: 1" = 50'	FOR: DOREE BAUGHMAN 337 LEISURE STREET GLIDE, OREGON 97443	JOB #: 02-062 FILE: 02-062.DWG SHEET 2 OF 2
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2005-0067 B