

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2005-030598  
 NO FEE  
 00132393200500305980030032  
 12/08/2005 12:38:00 PM  
 PLAT-PAR Cnt=1 Str=1 RECEIPTCOUNTER  
 This is a no fee document

# PARTITION PLAT

LOCATED IN THE  
 SW 1/4 OF SECTION 22,  
 T.27S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON

### DECLARATION:

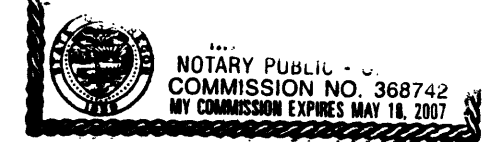
KNOW ALL PEOPLE BY THESE PRESENT THAT CHRIS A. MESA AND REBECCA C. MESA ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE TAVOR LANE ACCESS & UTILITY EASEMENT, THE PARCEL 2 SEWER EASEMENT AND THE 25 FOOT ACCESS EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

*Chris A. Mesa*  
 CHRIS A. MESA

*Rebecca C. Mesa*  
 REBECCA C. MESA

### ACKNOWLEDGMENT:

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF November, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRIS A. MESA AND REBECCA C. MESA, 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 IS A TRUE AND CORRECT DESCRIPTION: THE PARCEL OF LAND DESCRIBED IN A DEED TO CHRIS AND REBECCA MESA, AS RECORDED IN INSTRUMENT NO. 96-10009 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE MESA PROPERTY DESCRIBED IN INST. NO. 96-10009 INTO TWO PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-106. THIS SURVEY IS CONTROLLED BY MONUMENT FOUND PER M 52-14, M92-13, M133-28 AND CS 55/3-4 AND BY MONUMENTS CALLED IN INST. NO. 96-10009 AND INST. NO. 2000-18426. M 133-28 MONUMENTS CONTROLLED MESA'S NW CORNER AND THE BOUNDARY BETWEEN THE MESA PROPERTY PER INST. NO. 96-10009 AND THE WASSOM PROPERTY PER INST. NO. 77-14033 AND INST. NO. 93-02944. I ACCEPTED A 5/8" IRON ROD CALLED IN INST. NO. 96-10009 AT MESA'S SE CORNER (POINT "A"). I FOUND MONUMENTS CALLED IN INST. NO. 2000-18426 ALONG THE WEST LINE OF THE ALVORD PROPERTY WHICH ARE NOT RECORDED IN DOUGLAS COUNTY SURVEYOR'S OFFICE RECORDS LYING BETWEEN POINTS "B" AND "E". I ACCEPTED THESE MONUMENTS TO CONTROL ALVORD'S WEST LINE. I COMPUTED AND SET ALVORD'S NW CORNER, POINT "B", ON LINE BETWEEN POINTS "A" AND "C" AT THE RECORD TIE DISTANCE FROM THE SE CORNER OF SECTION 22 AS CALLED INST. NO. 2000-18426. I COMPUTED AND SET ALVORD'S SW CORNER, POINT "E" ON THE SOUTH LINE OF SECTION 22 AT THE INST. NO. 2000-18426 DISTANCE OF 300.77 FEET EAST OF THE SW CORNER OF SECTION 22. I FOUND AND ACCEPTED MONUMENTS ALONG THE WEST LINE OF MESA'S ROADWAY STRIP LYING BETWEEN POINTS "C" AND "D" WHICH ARE NOT RECORDED IN DOUGLAS COUNTY SURVEYOR'S OFFICE RECORDS OR DOUGLAS COUNTY DEED RECORDS. THE PARTITION LINE BETWEEN PARCEL 1 AND PARCEL 2 WAS ESTABLISHED ON THE CITY OF ROSEBURG URBAN GROWTH BOUNDARY. THIS PORTION OF THE URBAN GROWTH BOUNDARY LIES ALONG THE WESTERLY BOUNDARY OF THE ROSEBURG URBAN SANITARY AUTHORITY (RUSA) DISTRICT AS DESCRIBED IN CCJ VOL. 123, PAGE 117. THE RUSA BOUNDARY IS DESCRIBED AS LYING BETWEEN THE SW 1/16 CORNER OF SECTION 22 AND A POINT 708.00 FEET EAST OF THE SW CORNER OF SECTION 22 IN CCJ VOL. 123, PAGE 117. I COMPUTED POINT "F" ON THE SOUTH LINE OF SECTION 22 AT 708.00 FEET EAST OF THE SW CORNER AND COMPUTED THE APPROXIMATE SW 1/16 CORNER AT POINT "G". I COMPUTED AN APPROXIMATE SW 1/16 CORNER BECAUSE THE NE CORNER AND N 1/4 AND E 1/4 CORNERS OF SECTION 22 ARE NOT EXISTING AND AN EXTENSIVE CONTROL SURVEY WOULD BE REQUIRED TO REESTABLISH THESE CORNERS AND TO SUBDIVIDE SECTION 22. I COMPUTED THE EAST AND NORTH LINES OF THE SW 1/4 OF SECTION 22 PARALLEL TO THE SOUTH LINE OF SECTION 22 PER M 92-13 AND THE WEST LINE OF SECTION 22 PER M 133-28 AND THEN COMPUTED POINT "G" AND THE SUBDIVISION OF THIS APPROXIMATE QUARTER SECTION. THE NW AND SW CORNERS OF PARCEL 2 WERE THEN ESTABLISHED ON THIS BOUNDARY (LINE "F"- "G"). THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JAMES SNOW USING A LEICA TPS 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

### APPROVALS:

*Keith K. Cubic* 12/7/05  
 COUNTY PLANNING DIRECTOR DATE

*Romy Wan* 12-7-05  
 COUNTY SURVEYOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON JULY 17, 1981  
 KRISTIAN O. DEGROOT 1941  
 RENEWAL DATE: 12-31-05

FILED THIS 8th DAY OF December 2005, at 12:38pm  
 BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK



### TAX COLLECTORS CERTIFICATE:

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

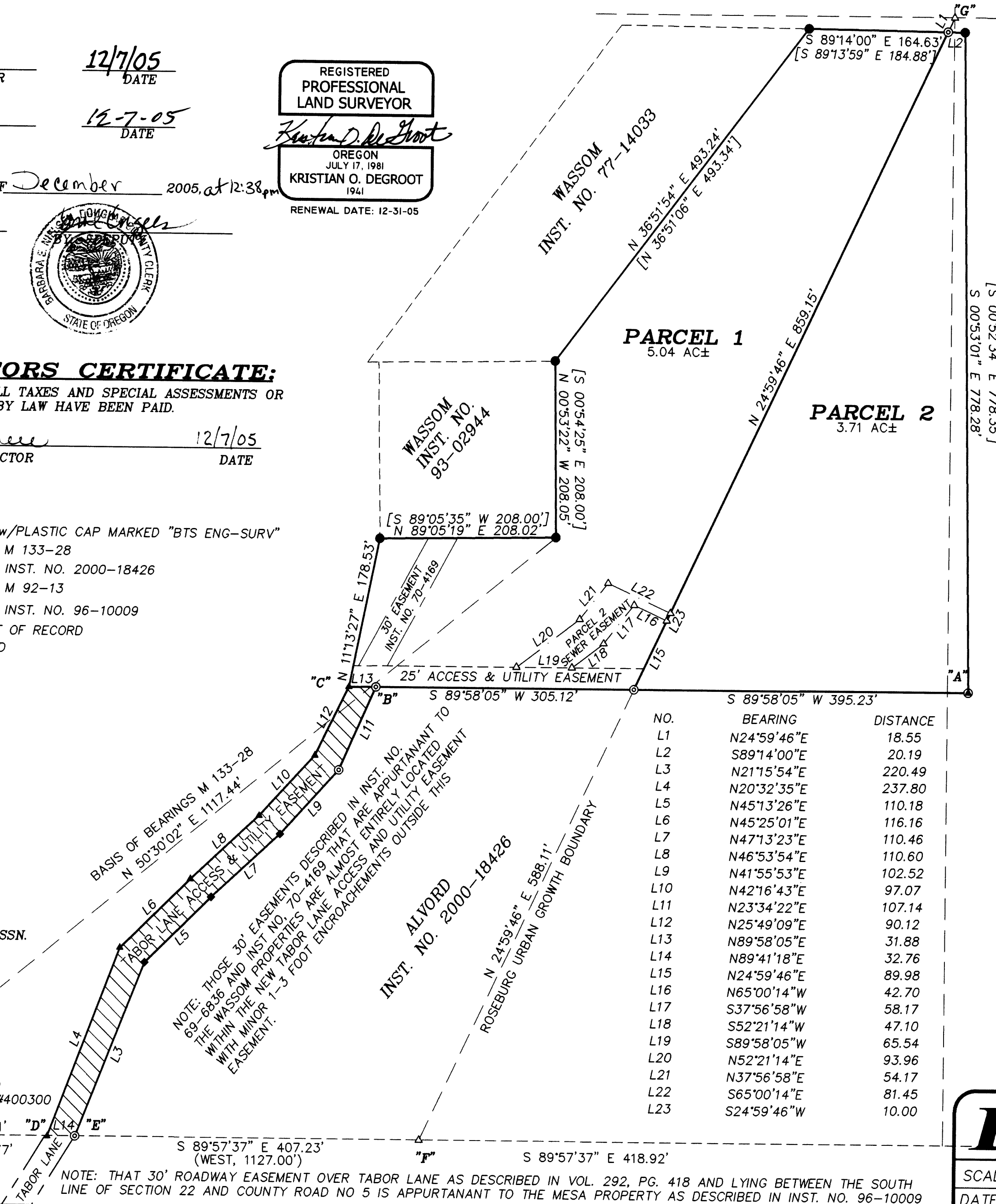
*Sandra K. Corree* 12/7/05  
 DOUGLAS COUNTY TAX COLLECTOR DATE

### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 133-28
- ◆ = FOUND 5/8" IRON ROD PER INST. NO. 2000-18426
- ⊙ = FOUND 5/8" IRON ROD PER M 92-13
- ⊙ = FOUND 5/8" IRON ROD PER INST. NO. 96-10009
- ▲ = FOUND 5/8" IRON ROD, NOT OF RECORD
- ⊙ = FOUND MONUMENT AS NOTED
- △ = COMPUTED POINT
- ( ) = RECORD PER M 92-13
- [ ] = RECORD PER M 133-28

### ZONING & UTILITIES:

ZONING: 5R  
 COMP. PLAN: RLD, RC5  
 WATER: UMPQUA BASIN WATER ASSN.  
 SEWER: SEPTIC  
 PLANNING FILE NO. 05-106



[S 00°53'01" E 778.28']  
 [S 00°52'34" E 778.35']

S21 S22 S 89°55'02" E 268.01' "D" "E"  
 S28 S27 S 89°57'37" E 300.77'  
 FOUND 2" IRON PIPE AND ACCESSORIES PER PLSS #400300

NOTE: THAT 30' ROADWAY EASEMENT OVER TAVOR LANE AS DESCRIBED IN VOL. 292, PG. 418 AND LYING BETWEEN THE SOUTH LINE OF SECTION 22 AND COUNTY ROAD NO 5 IS APPURTANANT TO THE MESA PROPERTY AS DESCRIBED IN INST. NO. 96-10009

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

SCALE: 1" = 100'  
 DATE: AUGUST 25, 2005

FOR:  
 CHRIS & REBECCA MESA  
 3334 W. NORMANDY  
 ROSEBURG, OR 97470

JOB #: 05-030  
 FILE: 05-030 MESA.DWG  
 SHEET 1 OF 1

2005-0099

6600-5002