

PARTITION PLAT

LOCATED IN D.L.C. 49
 SE 1/4 SECTION 22 & SW 1/4 SECTION 23
 T.28S., R.7W., W.M.
 DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT BILLIE FAE REDENIUS IS THE OWNERS 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, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Billie Fae Redenius
 BILLIE FAE REDENIUS

TAX COLLECTORS CERTIFICATE:

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

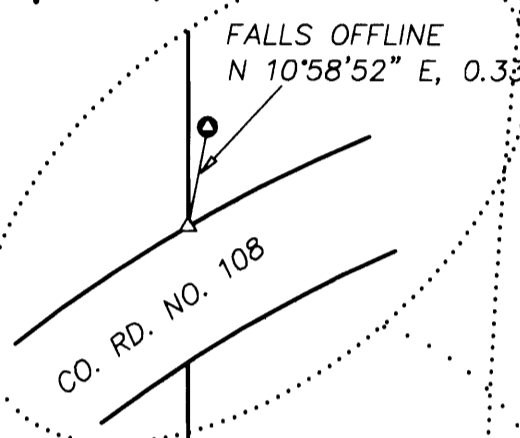
March 9, '06 *Sandra K. Conlee* *3/14/06*
 DATE DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Caba
 COUNTY PLANNING DIRECTOR
Roy Wren
 COUNTY SURVEYOR

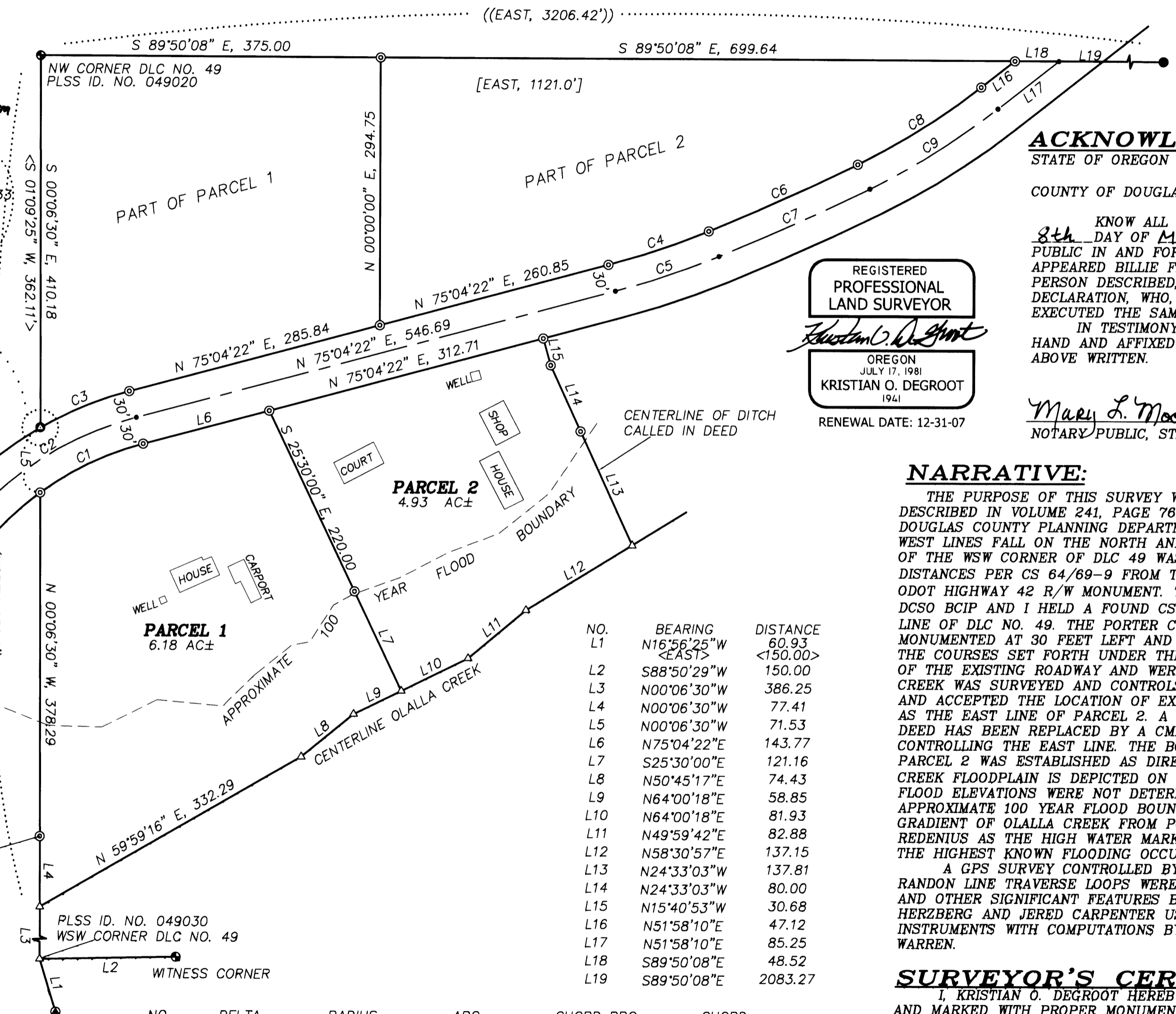
3-13-06
 DATE

2006-006714
 FILED THIS 14th DAY OF MARCH 2006, AT 12:49 PM
 BY BARBARA E. NIELSEN COUNTY CLERK
 Deputy



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER CS 65/34-2
- ⦿ = FOUND 5/8" IRON ROD PER M 124-56
- ⊕ = FOUND 5/8" IRON ROD PER ODOT HWY. 42 ROAD PLANS
- ⊙ = FOUND DCSO BCIP AS NOTED
- ⊕ = FOUND BRASS DISC IN CONC., AS NOTED
- △ = COMPUTED POINT NOT SET
- = COMPUTED CENTERLINE POINT
- () = RECORD PER CS 41/94
- [] = RECORD PER VOL.241, PG.763
- < > = RECORD PER M 124-56
- (()) = RECORD PER CS 65/34-2



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-07

ACKNOWLEDGMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF MARCH 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BILLIE FAE REDENIUS, 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



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN VOLUME 241, PAGE 763 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-057. THE NORTH AND WEST LINES FALL ON THE NORTH AND WEST LINES OF DLC NO. 49. THE POSITION OF THE WSW CORNER OF DLC 49 WAS COMPUTED AT THE INTERSECTION OF RECORD DISTANCES PER CS 64/69-9 FROM THE FOUND BCIP WITNESS CORNER AND AN ODOT HIGHWAY 42 R/W MONUMENT. THE NW CORNER OF DLC NO. 49 IS A 1968 DCSO BCIP AND I HELD A FOUND CS 65/34-2 MONUMENT TO CONTROL THE NORTH LINE OF DLC NO. 49. THE PORTER CREEK-STRICKLAND CANYON ROAD R/W WAS MONUMENTED AT 30 FEET LEFT AND RIGHT OF THE CONSTRUCTED CENTERLINE. THE COURSES SET FORTH UNDER THE 1935 PLANS DID NOT MATCH THE LOCATION OF THE EXISTING ROADWAY AND WERE NOT ACCEPTED. THE CENTERLINE OF OLALLA CREEK WAS SURVEYED AND CONTROLS THE SOUTH PROPERTY LINE. I SURVEYED AND ACCEPTED THE LOCATION OF EXISTING DITCH CALLED IN THE REDENIUS DEED AS THE EAST LINE OF PARCEL 2. A CONCRETE CULVERT CALLED IN THE REDENIUS DEED HAS BEEN REPLACED BY A CMP AND THEREFORE WAS NOT ACCEPTED AS CONTROLLING THE EAST LINE. THE BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2 WAS ESTABLISHED AS DIRECTED BY THE OWNER. A 100 YEAR OLALLA CREEK FLOODPLAIN IS DEPICTED ON FEMA'S FIRM PANEL 410059 0925A BUT BASE FLOOD ELEVATIONS WERE NOT DETERMINED FOR OLALLA CREEK. THEREFORE, THE APPROXIMATE 100 YEAR FLOOD BOUNDARY WAS SURVEYED ON THE AVERAGE GRADIENT OF OLALLA CREEK FROM POINTS LOCATED AND TESTIFIED BY BILLIE REDENIUS AS THE HIGH WATER MARK OF THE 1955 OLALLA CREEK FLOOD WHICH IS THE HIGHEST KNOWN FLOODING OCCURANCE OF OLALLA CREEK.

A GPS SURVEY CONTROLLED BY HARN STATION DELI WAS COMPLETED AND RANDON LINE TRAVERSE LOOPS WERE SURVEYED TO TIE CONTROLLING CORNERS AND OTHER SIGNIFICANT FEATURES BY LES FANNING, ADAM DEGROOT, JOEL HERZBERG AND JERED CARPENTER USING A LEIKA SYSTEM 1200 GPS AND TPS INSTRUMENTS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

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 VOL. 241, PG. 763 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ZONING & UTILITIES:

ZONING: FARM FOREST (FF)
 COMP. PLAN: FARM/FOREST TRANSITIONAL (FFT)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 05-057

NO.	DELTA	RADIUS	ARC	CHORD BRG.	CHORD
C1	21°19'23"	339.65	126.40	S64°24'40"W	125.68
C2	35°59'39"	369.65	232.22	S57°04'32"W	228.42
C3	15°15'48"	399.65	106.46	S67°26'28"W	106.15
C4	7°14'04"	924.93	116.78	N71°27'20"E	116.71
C5	7°14'04"	954.93	120.57	N71°27'20"E	120.49
C6	4°11'24"	2461.12	179.98	N65°44'36"E	179.94
C7	4°11'24"	2491.12	182.17	N65°44'36"E	182.13
C8	11°40'44"	788.51	160.73	N57°48'32"E	160.45
C9	11°40'44"	818.51	166.84	N57°48'32"E	166.55

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

SCALE: 1" = 100'
 DATE: FEBRUARY 28, 2005

FOR: BILLIE REDENIUS
 4424 STRICKLAND CANYON RD.
 ROSEBURG, OR 97470

JOB #: 05-087
 FILE: 05-087 REDENIUS.DWG
 SHEET 1 OF 1

2006-0029

2006-0029

