

# PARTITION PLAT

LOCATED IN THE  
 NE 1/4 OF SECTION 33  
 T.29S., R.5W., W.M.  
 DOUGLAS COUNTY, OREGON

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊕ = FOUND DCSD BCIP & ACCESSORIES PER PLSS ID NO. 400140
- ◆ = FOUND 1/2" IRON PIPE PER M 26-1
- ◇ = FOUND 1/2" IRON ROD PER CS 51/130-8
- ▲ = FOUND 3/4" IRON ROD PER CS 51/303-4
- ◆ = FOUND 1/2" IRON ROD PER CS 55/345-3
- ⊙ = FOUND 3/4" IRON PIPE PER CS 58/87-2
- = FOUND 1/2" IRON ROD PER CAMELOT PLACE (VOL. 15, PG. 76)
- = FOUND 5/8" IRON ROD PER M 82-26
- ⊗ = FOUND 3/4" IRON PIPE PER CS 58/258
- ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1998-0050
- △ = COMPUTED POINT
- ( ) = RECORD PER CAMELOT PLACE (VOL.15, PG.76)
- [ ] = RECORD PER CS 55/345-3
- < > = RECORD PER CS 58/258
- (( )) = RECORD PER CS 51/303-4
- [[ ]] = RECORD PER CS 58/87-2
- << >> = RECORD PER 1998-0050
- { } = RECORD PER M 82-26
- { { } } = RECORD PER OSHD DWG 3B-11-8

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

KRISTIAN O. DEGROOT  
 JULY 17, 1981  
 1941

RENEWAL DATE: 12-31-07

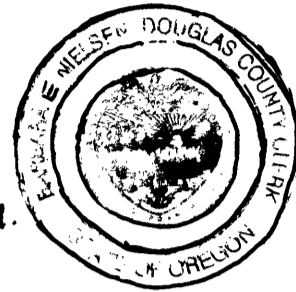
**APPROVALS:**

Keith L. Cubic 4/4/06  
 COUNTY PLANNING DIRECTOR DATE

Randy Wan 4-5-06  
 COUNTY SURVEYOR DATE

FILED THIS 6<sup>th</sup> DAY OF APRIL 2006 AT 10:58AM.  
 2006-008707

BARBARA E. NIELSEN Alicia G. Burnett  
 COUNTY CLERK BY DEPUTY



**DECLARATION & DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT DOROTHY WHITE, TRUSTEE OF THE TRUST ESTATE OF GLADYS L. SCHARTNER IS THE OWNER 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 3 AND DOES HEREBY DEDICATE THE 15 FOOT WIDE DRAINAGE EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

(SIGNATURE BY AFFIDAVIT)  
 DOROTHY WHITE, TRUSTEE

**ACKNOWLEDGMENT BY AFFIDAVIT:**

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY DOROTHY WHITE AS TRUSTEE OF THE TRUST ESTATE OF GLADYS L. SCHARTNER IS RECORDED IN INSTRUMENT NO. 2006-008706 OF THE RECORDS OF DOUGLAS COUNTY, 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: THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE TRUST ESTATE OF GLADYS L. SCHARTNER AS RECORDED IN INSTRUMENT NO. 93-04816 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

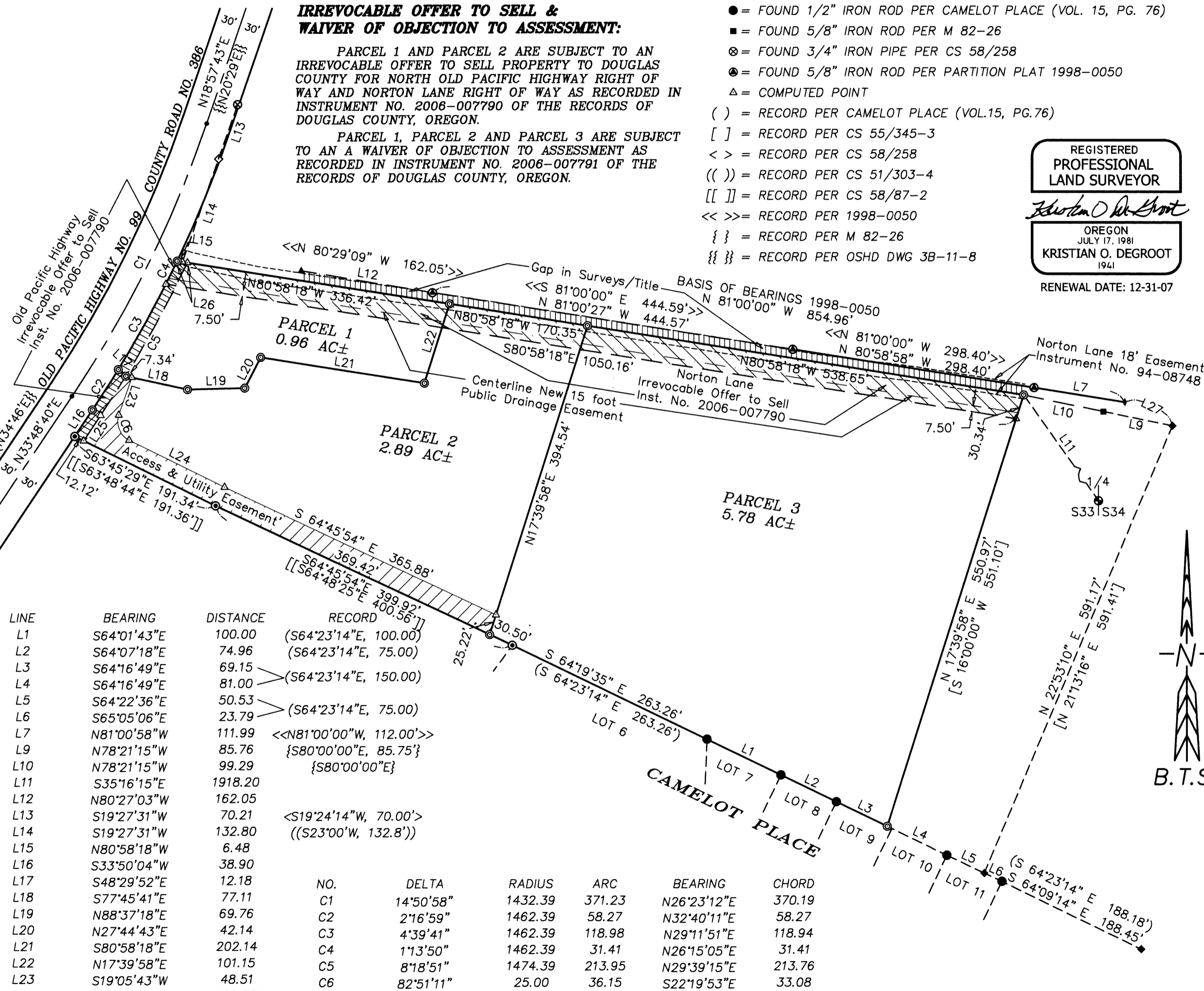
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE TRUST ESTATE OF GLADYS L. SCHARTNER PROPERTY INTO 3 PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-180. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER CAMELOT PLACE (VOL. 15, PAGE 76) AND CS 58/87-2. THE 3/4" IRON PIPE AT THE NORTHWEST CORNER OF CS 58/87-2 WAS ACCEPTED AS THE SOUTHWEST CORNER OF THE SCHARTNER PROPERTY. THE SOUTHEAST CORNER WAS COMPUTED AND SET ON THE NORTH LINE OF CAMELOT PLACE AT RECORD CS 55/345-3 DISTANCE FROM FOUND CS 55/345-3 MONUMENTS. THE NORTHEAST CORNER WAS COMPUTED AND SET AT THE NORTHWEST CORNER OF CS 55/345-3 PER CS 55/345-3 AND M 82-26 MONUMENTS. THE NORTH LINE AND THE NORTHWEST CORNER WAS COMPUTED PER THE CS 51/303-4 RECORD DISTANCE OF 132.8 FEET FROM FOUND CS 51/130-8 AND CS 58/258 MONUMENTS. I DID NOT ACCEPT THE SOUTH LINE OF 1998-0050 AS THE NORTH LINE OF THE SCHARTNER PROPERTY ANDNOTE AN APPROXIMATE 10 TO 12 FOOT GAP BETWEEN THESE LINES. THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 99 WAS COMPUTED 30 FEET EASTERLY OF THE AS BUILT HIGHWAY CENTERLINE WHICH PRECISELY MATCHED THE 4° CENTERLINE CURVE PER OSHD DRAWING 3B-11-8. PARCELS 1, 2 AND 3 WERE THEN MONUMENTED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JERED CARPENTER AND HOEL HERZBERG USING LEICA SYSTEM 1200 GPS AND TPS INSTRUMENTS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

**TAX COLLECTORS CERTIFICATE:**

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

Sandra K. Covee 4/4/06  
 DOUGLAS COUNTY TAX COLLECTOR DATE



LINE	BEARING	DISTANCE	RECORD
L1	S64°01'43"E	100.00	(S64°23'14"E, 100.00)
L2	S64°07'18"E	74.96	(S64°23'14"E, 75.00)
L3	S64°16'49"E	69.15	
L4	S64°16'49"E	81.00	{S64°23'14"E, 150.00}
L5	S64°22'36"E	50.53	
L6	S65°05'06"E	23.79	{S64°23'14"E, 75.00}
L7	N81°00'58"W	111.99	<<N81°00'00"W, 112.00>>
L9	N78°21'15"W	85.76	{S80°00'00"E, 85.75}
L10	N78°21'15"W	99.29	{S80°00'00"E}
L11	S35°16'15"E	1918.20	
L12	N80°27'03"W	162.05	
L13	S19°27'31"W	70.21	<S19°24'14"W, 70.00>
L14	S19°27'31"W	132.80	((S23°00'W, 132.8'))
L15	N80°58'18"W	6.48	
L16	S33°50'04"W	38.90	
L17	S48°29'52"E	12.18	
L18	S77°45'41"E	77.11	
L19	N88°37'18"E	69.76	
L20	N27°44'43"E	42.14	
L21	S80°58'18"E	202.14	
L22	N17°39'58"E	101.15	
L23	S19°05'43"W	48.51	
L24	S63°45'29"E	129.73	
L25	N33°48'40"E	37.30	
L26	S80°58'18"E	12.52	
L27	S63°37'02"E	64.69	

**IRREVOCABLE OFFER TO SELL & WAIVER OF OBJECTION TO ASSESSMENT:**

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO AN IRREVOCABLE OFFER TO SELL PROPERTY TO DOUGLAS COUNTY FOR NORTH OLD PACIFIC HIGHWAY RIGHT OF WAY AND NORTON LANE RIGHT OF WAY AS RECORDED IN INSTRUMENT NO. 2006-007790 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 1, PARCEL 2 AND PARCEL 3 ARE SUBJECT TO AN A WAIVER OF OBJECTION TO ASSESSMENT AS RECORDED IN INSTRUMENT NO. 2006-007791 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

SCALE: 1" = 100'	FOR: DOROTHY WHITE, TRUSTEE 973 VINE MAPLE MYRTLE CREEK, OR 97457	JOB #: 05-050 FILE: Schartner.DWG SHEET 1 OF 1
DATE: FEBRUARY 14, 2006		

**ZONING & UTILITIES:**

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)  
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)  
 SEWER & WATER: TRI CITY WATER & SANITARY DISTRICT  
 PLANNING FILE NO. 05-180

2006-0036

2006-0036