

PARTITION PLAT

LOCATED IN
 SE 1/4, SECTION 17, T26S, R3W, W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 23RD DAY OF AUGUST 2006, AT 1:48 P.M.
 BY BARBARA E. NIELSEN
 DOUGLAS COUNTY CLERK
Barbara E. Nielsen
 24, DEPUTY



APPROVALS:
Keith D. Culon
 DOUGLAS COUNTY PLANNING DIRECTOR

8/21/06
 DATE

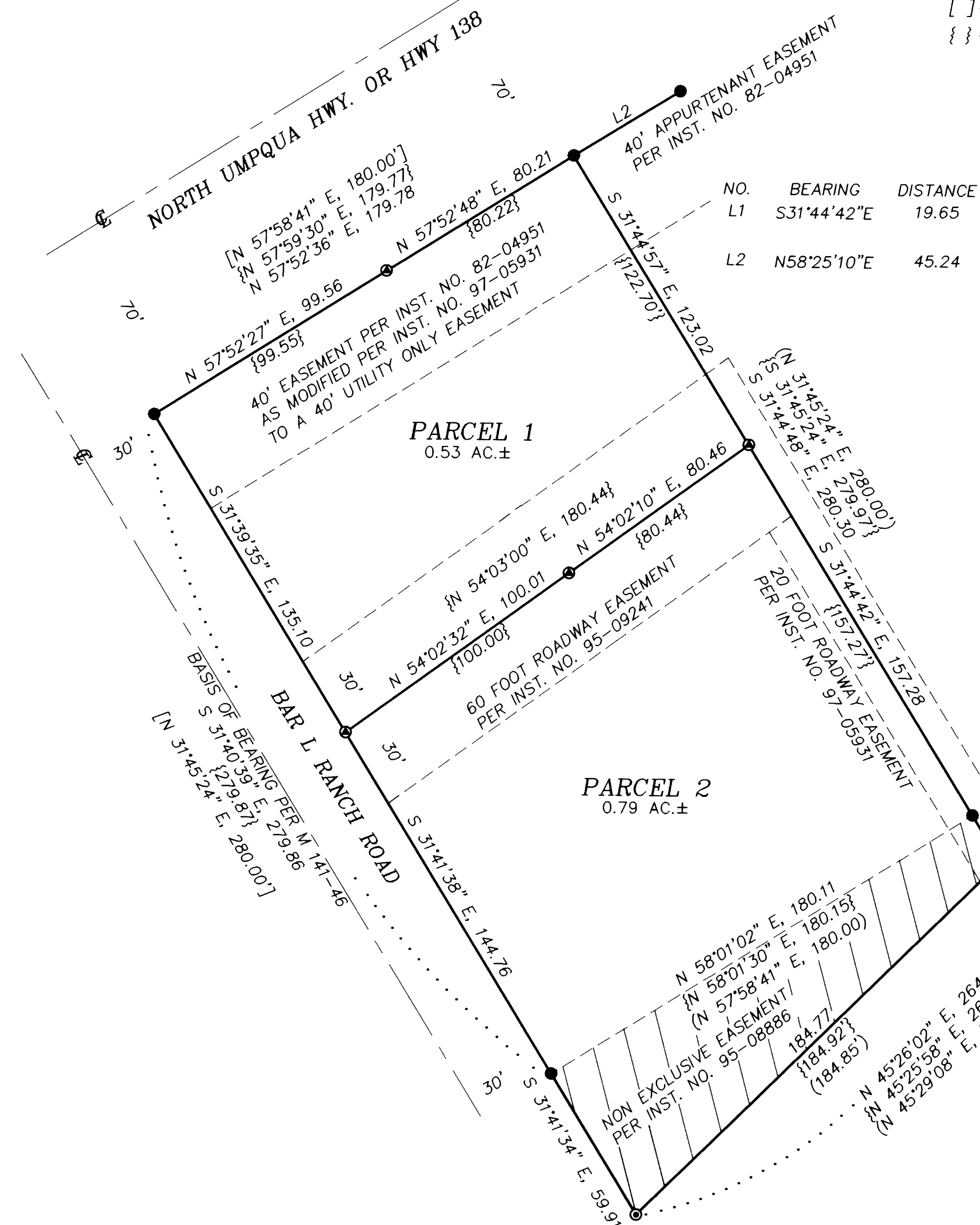
Romey Ware
 DOUGLAS COUNTY SURVEYOR

8-22-06
 DATE

LEGEND:

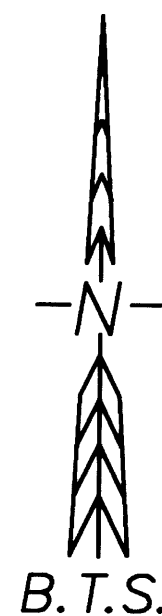
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 93-9
- ⊙ = FOUND 5/8" IRON ROD PER M 106-32
- = FOUND 5/8" IRON ROD PER M 141-46
- () = RECORD PER M 106-32
- [] = RECORD PER M 93-9
- { } = RECORD PER M 141-46

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



ZONING & UTILITIES:

ZONING: GENERAL COMMERCIAL (C3)
 COMP. PLAN: COMMERCIAL (C0)
 WATER: GLIDE WATER ASSOCIATION
 SEWER: GLIDE-IDLEYLD SEWER DISTRICT
 PLANNING FILE NO. 06-089



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SCOTT R. MCADOO AND JANET L. MCADOO 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.

Scott R. McAdoo
 SCOTT R. MCADOO
Janet L. McAdoo
 JANET L. MCADOO

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF August, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT MCADOO AND JANET MCADOO 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: THOSE PARCELS OF LAND DESCRIBED IN A DEED TO SCOTT R. MCADOO AND JANET L. MCADOO AS RECORDED IN INSTRUMENT NO. 2005-027733 OF THE RECORDS OF DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE MCADOO PROPERTY SURVEYED UNDER M 141-46 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-089. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 141-46, M 106-32 AND M 93-9. THE SE CORNER OF PARCEL 2 WAS SET AT THE INTERSECTION OF THE SOUTH AND EAST PROPERTY LINE AND RECORD MONUMENTS WERE FOUND AT ALL OTHER CORNERS.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JOEL HERZBERG AND TONY BELLANDO USING LEICA SYSTEM 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Sandra F. Corree
 DOUGLAS COUNTY TAX COLLECTOR
 8/22/06
 DATE

AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO AN AGREEMENT TO PARTICIPATE IN A ROADWAY MAINTENANCE FOR BAR L RANCH ROAD AS RECORDED IN INST. NO. 98-18131 AND FOR THOSE 60 FOOT AND 20 FOOT ROADWAY EASEMENT PER INST. NO. 95-09241 AS RECORDED IN INST. NO. 98-18130

WAIVER OF OBJECTION

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A WAIVER OF OBJECTION TO ASSESSMENT, FOR BAR L RANCH ROAD AS RECORDED IN INST. NO. 98-18365

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

SCALE: 1" = 40'
 DATE: JULY 25, 2006

FOR: SCOTT & JANET MCADOO
 15401 NORTH BANK RD.
 ROSEBURG, OREGON 97470

JOB #: 06-058
 FILE: 06-258 PLAT.DWG
 SHEET 1 OF 1

2006-0075

2006-0075