

PARTITION PLAT

LOT 1, COON'S DILLARD SUBDIVISION LOCATED IN THE NE 1/4 OF NW 1/4, NW 1/4, SECTION 2, T.29S., R.6W., W.M. DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT WINDIGO PASS, LLC 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 CHAPTER 92, 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 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND A 10 FOOT WIDE UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

Daniel W. Seitz
 DANIEL W. SEITZ, MANAGER

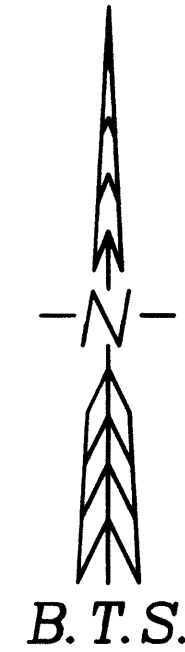
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF October, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL W. SEITZ, MANAGER OF WINDIGO PASS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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



FILED THIS 25th DAY OF OCTOBER 2006, AT 9:22 A.M.
 BY BARBARA E. NIELSEN *Barbara E. Nielsen*
 DOUGLAS COUNTY CLERK BY DEPUTY
 2006-025775



APPROVALS:

Keith L. Cubic 10/24/06
 COUNTY PLANNING DIRECTOR DATE

Randy Smith 10-24-06
 COUNTY SURVEYOR DEPUTY DATE

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree 10/24/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

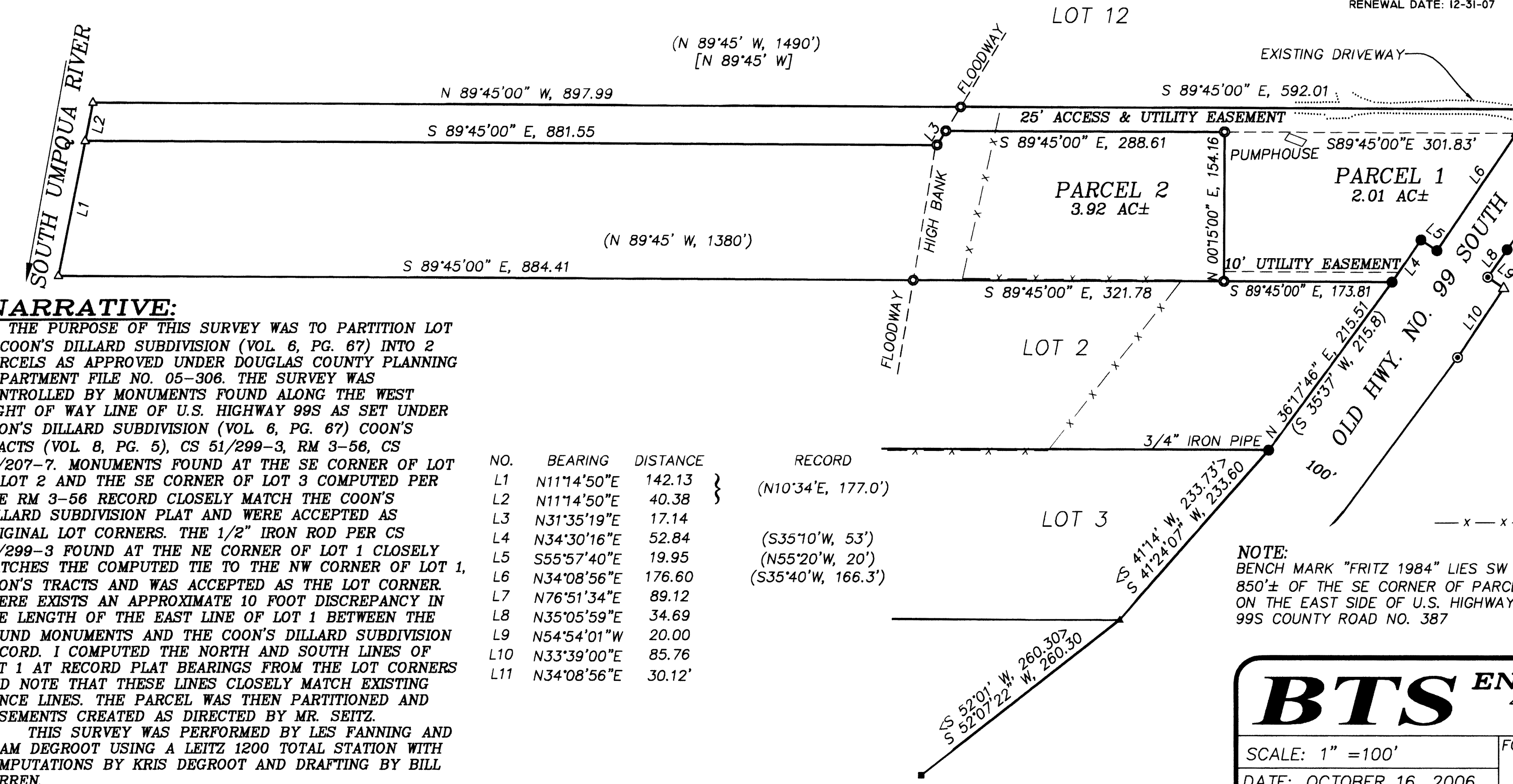
SURVEYOR'S CERTIFICATE:

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:

LOT 1, COON'S DILLARD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 6, PAGE 67 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON.

FLOODWAY AND FLOODPLAIN

THE FLOODWAY OF THE SOUTH UMPQUA RIVER EXTENDS FROM THE RIVER TO THE HIGH BANK AS SHOWN HEREON. ALL OF PARCEL 1 AND PARCEL 2 FALL WITHIN THE FLOOD PLAIN OF THE SOUTH UMPQUA RIVER AS DESIGNATED ON FEMA PANEL 410059 0940A.

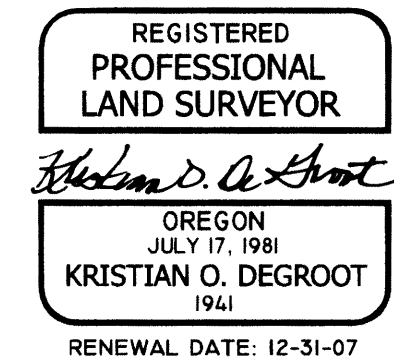


NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 1, COON'S DILLARD SUBDIVISION (VOL. 6, PG. 67) INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-306. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 99S AS SET UNDER COON'S DILLARD SUBDIVISION (VOL. 6, PG. 67) COON'S TRACTS (VOL. 8, PG. 5), CS 51/299-3, RM 3-56, CS 51/207-7. MONUMENTS FOUND AT THE SE CORNER OF LOT 1, LOT 2 AND THE SE CORNER OF LOT 3 COMPUTED PER THE RM 3-56 RECORD CLOSELY MATCH THE COON'S DILLARD SUBDIVISION PLAT AND WERE ACCEPTED AS ORIGINAL LOT CORNERS. THE 1/2" IRON ROD PER CS 51/299-3 FOUND AT THE NE CORNER OF LOT 1 CLOSELY MATCHES THE COMPUTED TIE TO THE NW CORNER OF LOT 1, COON'S TRACTS AND WAS ACCEPTED AS THE LOT CORNER. THERE EXISTS AN APPROXIMATE 10 FOOT DISCREPANCY IN THE LENGTH OF THE EAST LINE OF LOT 1 BETWEEN THE FOUND MONUMENTS AND THE COON'S DILLARD SUBDIVISION RECORD. I COMPUTED THE NORTH AND SOUTH LINES OF LOT 1 AT RECORD PLAT BEARINGS FROM THE LOT CORNERS AND NOTE THAT THESE LINES CLOSELY MATCH EXISTING FENCE LINES. THE PARCEL WAS THEN PARTITIONED AND EASEMENTS CREATED AS DIRECTED BY MR. SEITZ.

THIS SURVEY WAS PERFORMED BY LES FANNING AND ADAM DEGROOT USING A LEITZ 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

NO.	BEARING	DISTANCE	RECORD
L1	N11°14'50"E	142.13	} (N10°34'E, 177.0')
L2	N11°14'50"E	40.38	
L3	N31°35'19"E	17.14	
L4	N34°30'16"E	52.84	(S35°10'W, 53')
L5	S55°57'40"E	19.95	(N55°20'W, 20')
L6	N34°08'56"E	176.60	(S35°40'W, 166.3')
L7	N76°51'34"E	89.12	
L8	N35°05'59"E	34.69	
L9	N54°54'01"W	20.00	
L10	N33°39'00"E	85.76	
L11	N34°08'56"E	30.12'	



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-2 ACRE (RR)
 COMP. PLAN: RESIDENTIAL COMMITTED (RC2)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 05-306

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FOUND 1/2" IRON ROD PER CS 51/299-3
- = FOUND 1/2" IRON BOLT IN CONCRETE OR AS NOTED PER COON'S DILLARD SUBDIVISION (VOL.6, PG. 67)
- ⊗ = FOUND 3/4" IRON PIPE OR AS NOTED PER COON'S TRACTS (VOL.8, PG. 25)
- = FOUND 1" IRON PIPE PER RM 3-56
- = COMPUTED EASEMENT POINT
- △ = COMPUTED POINT NOT SET
- ▲ = COMPUTED POINT PER RM 3-56
- x — x — x — = EXISTING FENCE
- { } = RECORD PER COON'S TRACTS (VOL.8, PG. 25)
- () = RECORD PER COON'S DILLARD SUBDIVISION (VOL.6, PG. 67)
- [] = RECORD PER CS 51/299-3
- < > = RECORD PER RM 3-56

NOTE:
 BENCH MARK "FRITZ 1984" LIES SW 850± OF THE SE CORNER OF PARCEL 1 ON THE EAST SIDE OF U.S. HIGHWAY 99S COUNTY ROAD NO. 387

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

SCALE: 1" = 100'	FOR: WINDIGO PASS LLC P.O. BOX 209 ROSEBURG, OR 97470	JOB # 05-039 FILE: 05039SEITZ.DWG SHEET 1 OF 1
DATE: OCTOBER 16, 2006		

2006-0086

2006-0086