

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-009540
 NO FEE
 00183447200700095400030038
 04/25/2007 08:13:51 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT

PARCEL 2, 1994-0033

LOCATED IN THE
 NW 1/4 OF SECTION 35
 T.27S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

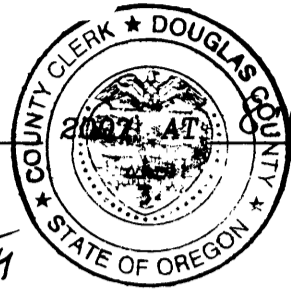
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DEAN ALLEN SANDERS, CINDY LOU SANDERS AND DIXONVILLE WATER ASSOCIATION, INC. 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 CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Dean Allen Sanders
 DEAN ALLEN SANDERS
Fred A. Dayton Jr.
 FRED A. DAYTON JR. PRESIDENT
 DIXONVILLE WATER ASSOCIATION, INC.

Cindy Lou Sanders
 CINDY LOU SANDERS

FILED THIS 25 DAY OF April
 BY BARBARA E. NIELSEN
 COUNTY CLERK
by Carol Engels, Deputy

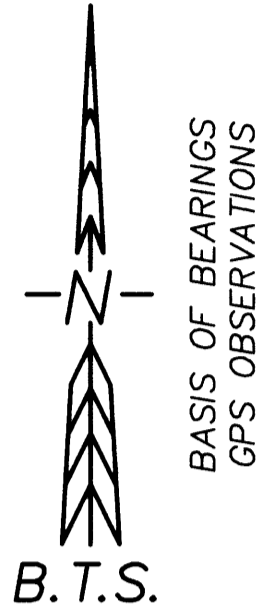


ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE GRAZING (FG)
 COMP. PLAN: AGRICULTURE (AGG)
 WATER: DIXONVILLE WATER ASSOCIATION
 SEWER: SEPTIC
 PLANNING FILE NO. 06-128

APPROVALS:

Keith L. Cubie 3/20/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Smith 3-22-07
 DOUGLAS COUNTY SURVEYOR DATE



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-07

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF MARCH 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DEAN ALLEN SANDERS AND CINDY LOU SANDERS 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

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF MARCH 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FRED A. DAYTON JR. AS PRESIDENT OF DIXONVILLE WATER ASSOCIATION, INC., 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.

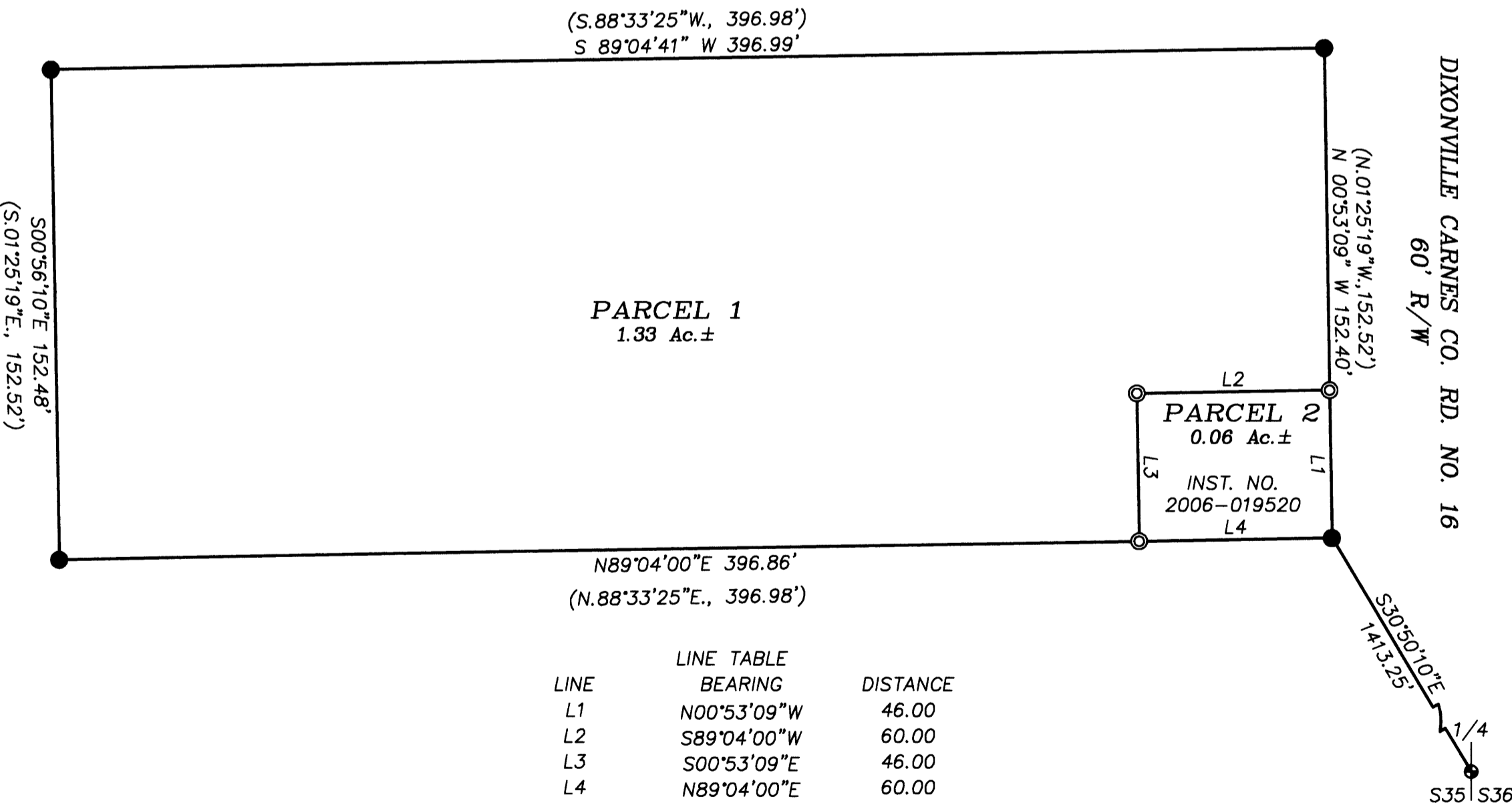
Mary L. Moore
 NOTARY PUBLIC, STATE OF OREGON

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:
 PARCEL 2, LAND PARTITION 1994-0033 AS RECORDED IN INSTRUMENT NO. 94-09687 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF PARTITION PLAT 1994-0033 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-128. PARTITION PLAT 1994-0033 MONUMENTS WERE FOUND NE, NW, SE AND SW CORNERS OF PARCEL 2, 1994-0033. PARCEL 2 OF THIS SURVEY HAS BEEN DEEDED TO DIXONVILLE WATER ASSOCIATION, INC. BY INSTRUMENT NO. 2006-019520 AND IS MONUMENTED AS DESCRIBED IN THIS DEED.
 A GPS STATIC CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE TIES TO ALL CONTROLLING CORNERS WAS SURVEYED. ALL SURVEY OBSERVATIONS WERE TAKEN WITH LEICA SYSTEM 1200 GPS RECEIVERS AND A LEICA TCRP 1203 TOTAL STATION AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG WITH COMPUTATIONS BY ADAM DEGROOT AND KRIS DEGROOT AND DRAFTING BY KRIS DEGROOT.



LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER PARTITION PLAT 1994-0033
- ⊙ = FOUND 1974 BCIP AND ACCESSORIES PER PLSS ID. NO. 600140
- () = RECORD PER PARTITION PLAT 1994-0033

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

SCALE: 1" = 40'
 DATE: FEBRUARY 27, 2007

DIXONVILLE WATER ASSOCIATION, INC.
 P.O. BOX 1066
 ROSEBURG, OREGON 97470

JOB #: 06-109
 06-109 SANDERS PARTITION.DWG
 SHEET 1 OF 1

2007-0050

2007-0050