

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-019585
 NO FEE
 09/06/2007 09:06:22 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

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

PARTITION PLAT

LOCATED IN THE
 SW 1/4 OF SECTION 3
 T.27S., R.2W., W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 6th DAY OF SEPTEMBER 2007, 9:06 AM

BY BARBARA E. NIELSEN
 COUNTY CLERK

APPROVALS:
 Submitted 9/6/07
 County Planning Director 8/31/07
 County Surveyor 9-4-07

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = SET 5/8" x 30" IRON ROD w/ALUMINUM CAP AS NOTED
- ◇ = SET 3" MAG NAIL w/WASHER "BTS ENG-SURV"
- ⊕ = SET 6" COTTON GIN SPIKE w/WASHER "BTS ENG-SURV"
- = FOUND BRASS CAP PER 1978 & 1979 USBLM DEPENDENT RESURVEYS
- ◆ = FOUND 1/2" or 5/8" IRON ROD--USFS CENTERLINE RP'S
- = FOUND 5/8" IRON ROD PER CS 55/352-3
- = COMPUTED POINT
- △ = COMPUTED POINT
- () = RECORD PER 1979 DEPENDENT RESURVEY



TAX COLLECTORS CERTIFICATE:

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

Natalie Kelley, Chief Deputy
 DOUGLAS COUNTY TAX COLLECTOR 9-6-07

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S21°49'08"W	5.72	L27	N01°02'52"E	111.68
L2	S52°50'22"E	43.95	L28	S01°44'33"W	45.60
L3	S09°04'07"E	96.63	L29	S01°44'33"W	67.56
L4	S10°22'07"E	40.96	L30	S58°58'08"E	32.39
L5	S46°33'37"E	28.03	L31	S58°58'08"E	38.79
L6	S12°54'13"W	41.89	L32	N31°12'34"E	131.67
L7	S13°27'47"E	90.69	L33	N31°12'34"E	334.56
L8	S22°12'23"W	46.66	L34	S88°13'41"E	334.56
L9	S04°23'23"W	124.74	L35	S88°13'41"E	838.76
L10	S24°02'07"E	47.80	L36	S01°41'20"W	29.18
L11	S50°38'43"W	29.00	L37	S01°14'33"W	40.60
L12	S06°30'47"E	103.48	L38	N80°28'13"E	34.59
L13	S02°11'07"E	52.47	L39	S89°53'23"E	88.97
L14	S07°41'17"E	75.96	L40	N88°55'08"E	169.75
L15	S20°39'57"E	27.57	L41	N01°08'46"E	28.06
L16	S52°31'33"W	49.12	L42	N88°55'08"E	206.64
L17	S12°32'47"E	194.40	L43	S58°48'59"E	19.93
L18	S88°13'41"E	219.88	L44	N82°45'25"E	150.38
L19	S88°13'41"E	369.80	L45	N01°02'52"E	4.00
L20	S88°13'41"E	174.00	L46	S58°37'36"E	39.21
L21	S88°13'41"E	221.30	L47	S01°14'33"W	130.99
L22	N01°09'10"E	32.73	L48	S87°34'49"E	22.48
L23	S88°13'41"E	372.52	L49	S88°13'39"E	11.60
L24	N01°02'52"E	18.33	L50	S88°13'41"E	2.50
L25	S86°51'09"E	67.80	L51	N01°02'52"E	62.00
L26	S86°50'18"E	12.08	L52	S88°57'08"E	2.50

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL (5R) & FARM FOREST (FF)
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)
 WATER: SPRINGS
 SEWER: SEPTIC
 PLANNING FILE NO. 07-002

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	6°46'51"	612.96	72.54	S88°22'54"W	72.50
C2	8°28'24"	482.96	71.42	S87°32'07"W	71.36
C3	60°33'46"	572.96	605.63	S61°29'26"W	577.82

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT STEVEN R. McELMURRY, BARBARA J. McELMURRY, LARRY PAUL AND BONNIE RILEY 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.

(SIGNATURE BY AFFIDAVIT)
 STEVEN R. McELMURRY

(SIGNATURE BY AFFIDAVIT)
 BARBARA J. McELMURRY

(SIGNATURE BY AFFIDAVIT)
 LARRY PAUL

(SIGNATURE BY AFFIDAVIT)
 BONNIE RILEY

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY STEVEN R. McELMURRY IS RECORDED AS INSTRUMENT NO. 2007-019581 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 A CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY BARBARA J. McELMURRY IS RECORDED AS INSTRUMENT NO. 2007-019582 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 A CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY LARRY PAUL IS RECORDED AS INSTRUMENT NO. 2007-019583 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 A CONSENT AFFIDAVIT FOR THIS LAND PARTITION SIGNED BY BONNIE RILEY IS RECORDED AS INSTRUMENT NO. 2007-019584 OF THE OFFICIAL 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 STEVEN R. McELMURRY AND BARBARA J. McELMURRY AS RECORDED IN INSTRUMENT NO. 1993-15906 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE McELMURRY PROPERTY INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. 07-002. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER 1978 AND 1979 USBLM DEPENDENT RESURVEYS, CS 55/352-3 AND BY 1978 USFS CENTERLINE REFERENCE MONUMENTS FOR LITTLE RIVER ROAD. USBLM MONUMENTS WERE FOUND AT THE NE, NW, SE AND SW CORNERS OF THE NE 1/4 SW 1/4 OF SECTION 3. WE FOUND 5 TO 6 FOOT DISCREPANCIES IN THE DISTANCES OF THE SOUTH AND EAST LINES OF THE NE 1/4 SW 1/4 AND THEREFORE SURVEYED TO THE SOUTH 1/4 CORNER AND TO THE S 1/16 S4/S3 TO VERIFY THESE LINES. WE FOUND THAT THE CS 1/16 CORNER AND THE SW 1/16 CORNER TO BE NEAR LINE AND THEREFORE ACCEPTED THEM AS FOUND. THE CENTERLINE OF LITTLE RIVER ROAD WAS CONTROLLED BY CENTERLINE REFERENCE MONUMENTS SET BY THE USFS IN 1978 AT THE COMPLETION OF THE RE-CONSTRUCTION OF USFS ROAD NO. 272 PRIOR TO ITS BEING ACCEPTED AS AN EXTENSION TO LITTLE RIVER COUNTY ROAD NO. 17. LITTLE RIVER ROAD RIGHT OF WAY WAS DESCRIBED IN INSTRUMENT NO. 73-1223 AND INSTRUMENT NO. 78-19433. THE WEST LINE OF PARCEL 1 WAS ESTABLISHED ON THE NORTH-SOUTH CENTERLINE OF THE NE 1/4 SW 1/4 AS REQUIRED BY ZONING REGULATIONS. THE EAST LINE OF PARCEL 1 WAS COMPUTED PER THE CS 55/352-3 SURVEY OF THE CENTERLINE OF SHIVIGNY CREEK AS ROTATED TO THIS SURVEYS BASIS OF BEARINGS. THE CENTERLINE OF LITTLE RIVER WAS SURVEYED AS THE SOUTH LINE OF PARCEL 2 AND PARCEL 3. THE DIVISION LINE BETWEEN PARCEL 2 AND PARCEL 3 WAS ESTABLISHED AS DIRECTED BY THE OWNERS.
 THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG USING LEICA SYSTEM 1200 GPS RECEIVERS AND A LEICA TCRP 1203 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT AND JOEL HERZBERG.

① CEW 1/64 S3

SET A 5/8" X 30" IRON ROD SET 26" IN THE GROUND WITH A 2" ALUMINUM CAP STAMPED: T27S R2W EW 1/64

C—S—C
 2007
 PLS 1941

FROM WHICH NEW BEARING TREES:
 A 21" CEDAR BEARS S.70 1/4"E., 13.6 FT. SCRIBED "CEW 1/64 S3 BT".
 A 10" D. FIR BEARS S.60 1/4"W., 21.3 FT. SCRIBED "CEW 1/64 S3 BT".

② CS 1/16 S3

FOUND: A USBLM BCIP BY WAYNE ROGERS, USBLM CADASTRAL SURVEYOR IN 1979, LEANING OVER IN THE GROUND AND UNDER THE UPROOTED SE BEARING TREE. I RESET THE MONUMENT IN ITS ORIGINAL POSITION FLUSH WITH THE GROUND.

FROM WHICH THE ORIGINAL BEARING TREES:
 A ROOT HOLE BEARS S.35 1/2"E., 2.6 FT. WITH A 15" HEMLOCK ALONGSIDE.
 A 14" HEMLOCK BEARS S.89°W., 18.5 FT. WITH SCRIBE MARKS VISIBLE.
 AND A NEW BEARING TREE:
 A 19" W. FIR BEARS S.15°W., 17.0 FT. SCRIBED "CS 1/16 S3 BT".

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

SCALE: 1" = 200'
 DATE: AUGUST 31, 2007

FOR: STEVEN & BARBARA McELMURRY
 13860 LITTLE RIVER ROAD
 GLIDE, OREGON 97443

JOB #: 07-038
 FILE: Partition Plat.DWG
 SHEET 1 OF 1

2007-0117

2007-0117