

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-021499
 NO FEE
 10/02/2007 09:14:11 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT

LOCATED IN
 SECTIONS 34 & 35
 T.24S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 2 DAY OF Oct 2007,

BY BARBARA E. NIELSEN by G. Reardon
 COUNTY CLERK Deputy

APPROVALS:

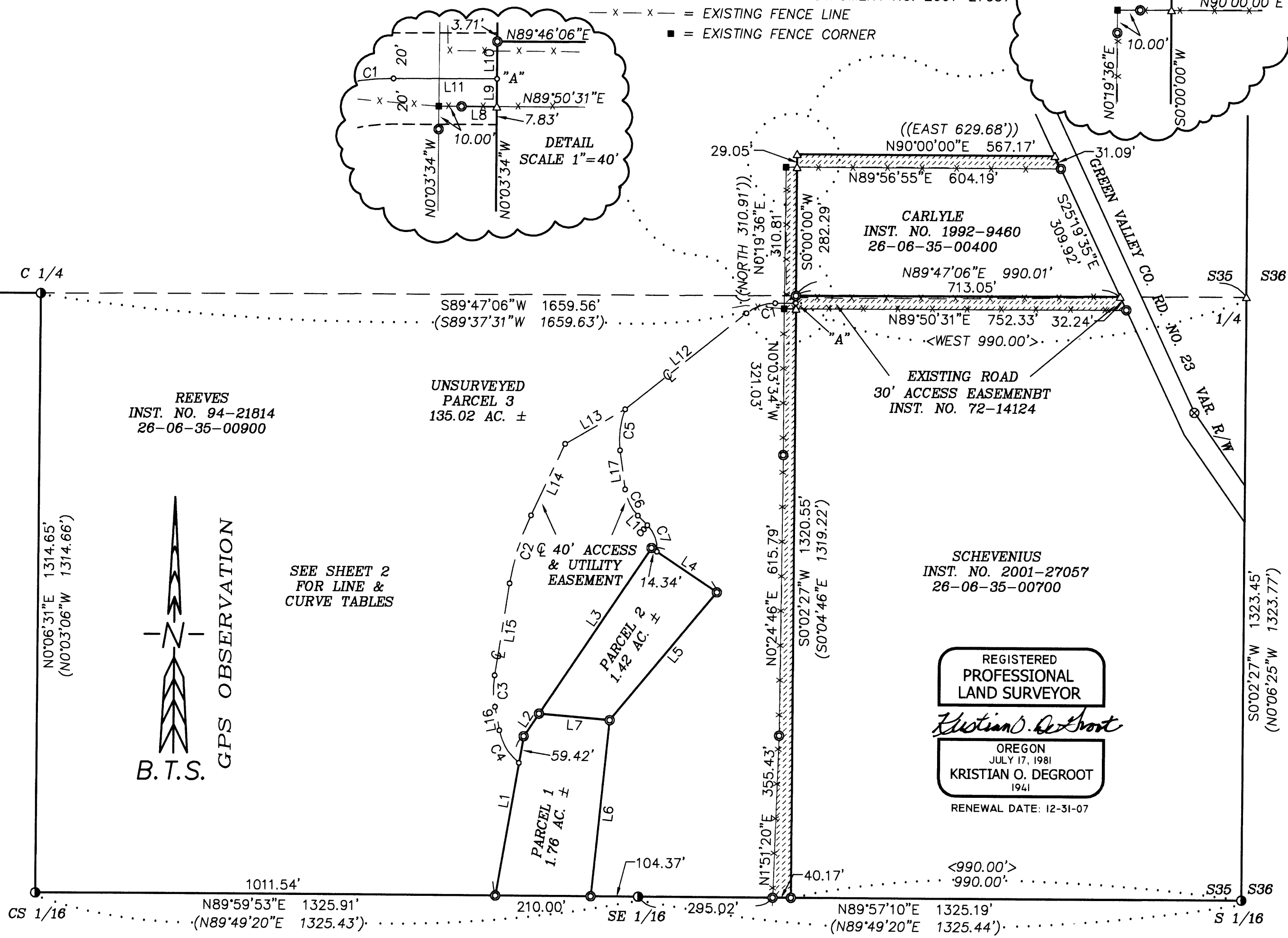
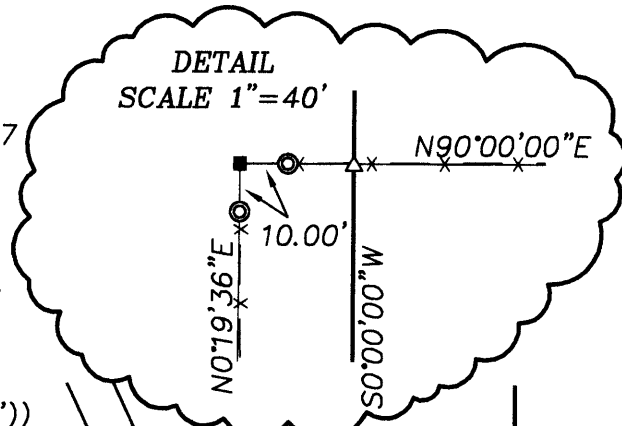
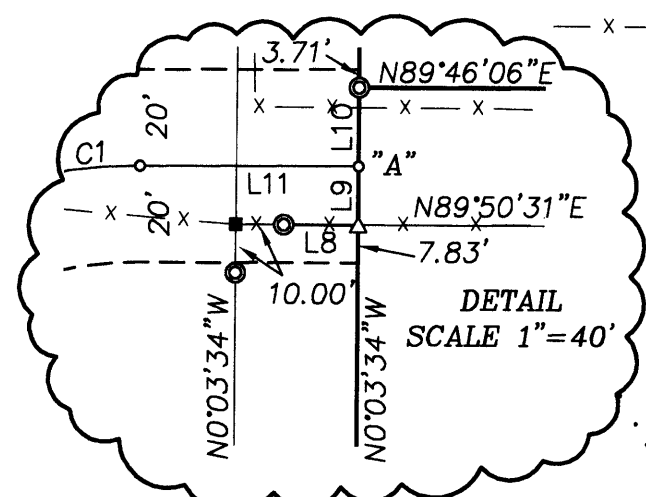
Keith L. Cubic 9/28/07
 COUNTY PLANNING DIRECTOR DATE

Romy Wan 9-28-07
 COUNTY SURVEYOR DATE



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD PER M 70-59
- ⊗ = FOUND 5/8" IRON ROD PER 1973 PLANS COUNTY RD. NO. 23 SHT. 4&5
- = COMPUTED EASEMENT POINT NOT SET
- △ = COMPUTED POINT NOT SET
- () = RECORD PER M 70-59
- [] = RECORD PER CS 58/105-3
- (()) = RECORD PER INSTRUMENT NO. 1992-9460
- < > = RECORD PER INSTRUMENT NO. 2001-27057
- - - = EXISTING FENCE LINE
- = EXISTING FENCE CORNER



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DARRELL V. REEVES AND CAROL B. RICHTER-REEVES 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 AND DO HEREBY CAUSE THE 40 FOOT ACCESS AND UTILITY EASEMENT AND THE 15 FOOT DRAINAGE EASEMENT AS SHOWN HEREON AND SUBJECT TO THE DRAINAGE EASEMENT CONDITIONS STATED HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

Darrell V Reeves
 DARRELL V. REEVES
Carol B. Richter-Reeves
 CAROL B. RICHTER-REEVES

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21th DAY OF September, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DARRELL V. REEVES AND CAROL B. RICHTER-REEVES 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 AS PARCEL 1 AND PARCEL 2 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED AS PARCEL 3 OF THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THE LAND DESCRIBED IN A DEED TO DARRELL V. REEVES AND CAROL B. RICHTER-REEVES AS RECORDED IN INSTRUMENT NO. 94-21814 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE REEVES PROPERTY AS DESCRIBED IN INSTRUMENT NO. 94-21814 INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. 06-092. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER CS 58/105-3 AND M 70-59. THE EAST 1/4 CORNER OF SECTION 35 WAS COMPUTED PROPORTIONATELY BETWEEN THE S 1/16 S35/S36 CORNER AND THE NE CORNER OF SECTION 36 PER THE M 70-59 RECORD. THE NW AND SW CORNERS OF THE SCHEVENIUS PROPERTY (INSTRUMENT NO. 2001-002757) WERE COMPUTED AND MONUMENTED BETWEEN THE COMPUTED EAST 1/4 CORNER POSITION AND THE M 70-59 MONUMENTS FOUND AT THE S 1/16 S35/S36 AND THE C 1/4, CS 1/16, SE 1/16 CORNERS OF SECTION 35. I FOUND FENCE LINES CONSTRUCTED APPROXIMATELY 30 FEET SOUTH OF THE NORTH LINES AND 30-40 FEET WEST OF THE WEST LINES OF THE SCHEVENIUS AND CARLYLE PROPERTIES. THESE EXISTING FENCE LINES MATCH THE LOCATION OF AN OLD FENCE CORNER NEAR OR AT THE NW CORNER OF THE J. GILBERT DLC NO. 43 WHICH WAS LOCATED 3.74 CHAINS SOUTH OF THE ORIGINAL EAST 1/4 CORNER OF SECTION 35. I CONDUCTED A THOROUGH SEARCH BUT FOUND NO EVIDENCE OF THE EAST 1/4 CORNER OR THE NW CORNER OF DLC NO.43 BASED ON THE POSITION OF THE EXISTING FENCE CORNER AND THEREFORE ACCEPTED THE M 70-59 PROPORTIONATE POSITION OF THE EAST 1/4 CORNER. THE WEST RIGHT OF WAY LINE OF GREEN VALLEY COUNTY ROAD NO. 23 WAS COMPUTED PER INSTRUMENT NO. 74-1785 FROM MONUMENTS FOUND PER THE 1973 ROAD PLANS. THE FENCE LINES BETWEEN THE REEVES, SCHEVENIUS AND CARLYLE PROPERTIES WERE SURVEYED AND MONUMENTED FOR A PROPOSED RESOLUTION OF THE PROPERTY LINES TO THE EXISTING FENCE LINES. PARCEL 1 AND PARCEL 2 WERE THEN MONUMENTED AS DIRECTED BY THE OWNER. PARCEL 3 WAS NOT SURVEYED BUT WAS COMPUTED FROM M 70-59 AND THE REEVES DEED (INSTRUMENT NO. 94-21814). 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 ADAM DEGROOT, JOEL HERZBERG, AND SCOTT MCCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

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

ZONING & UTILITIES:
 ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT), AGRICULTURAL (AGG)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 06-092

TAX COLLECTORS CERTIFICATE:
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Conner 10/1/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

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

| | | |
|--------------------------|-----------------------------|-------------------------|
| SCALE: 1" = 200' | FOR: DARRELL & CAROL REEVES | JOB #: 06-068 |
| DATE: SEPTEMBER 26, 2007 | 5258 GREEN VALLEY ROAD | FILE: 06-068 Reeves.DWG |
| | OAKLAND, OREGON 97462 | SHEET 1 OF 2 |

2007-0129A

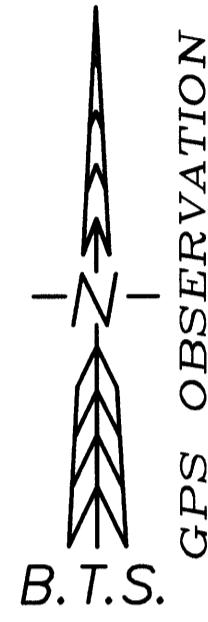
2007-0129 A

PARTITION PLAT

LOCATED IN
SECTIONS 34 & 35
T.24S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

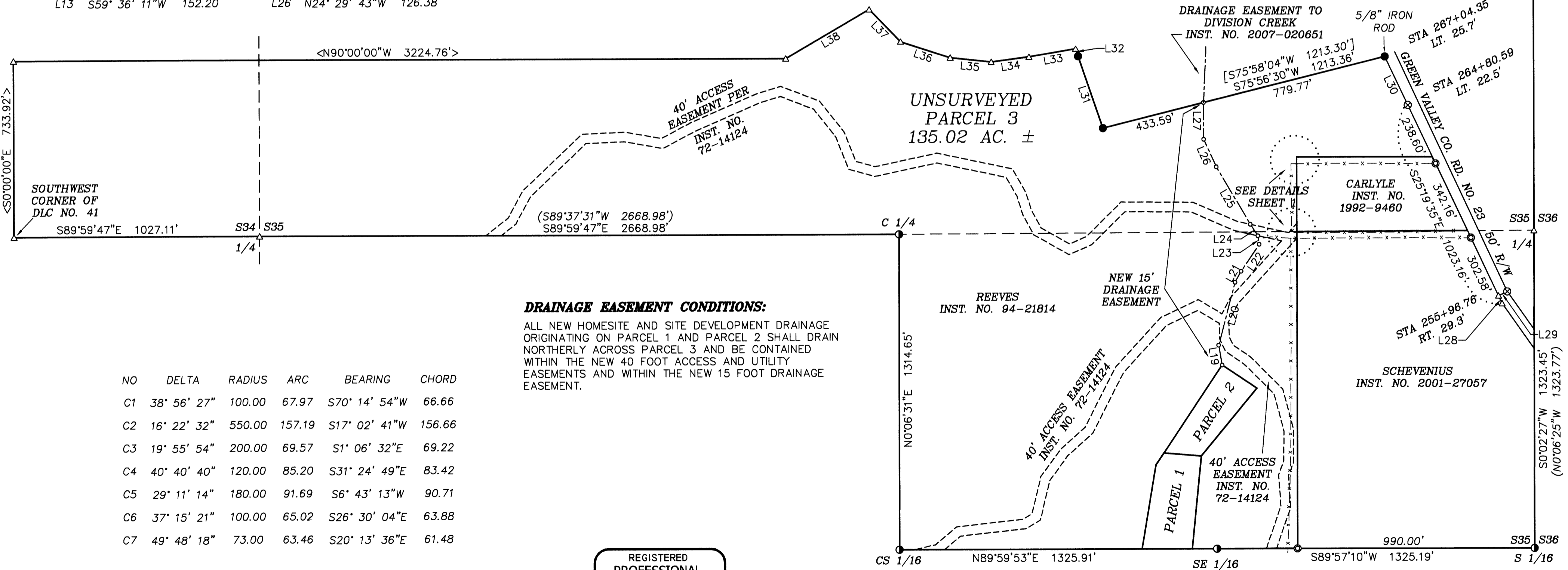
S26 | S25
 S35 | S36

| NO. | DIRECTION | LENGTH | NO. | DIRECTION | LENGTH | NO. | DIRECTION | LENGTH |
|-----|---------------|--------|-----|---------------|--------|-----|----------------|------------------------------|
| L1 | N9° 42' 12"E | 354.89 | L14 | S25° 13' 57"W | 173.82 | L27 | N0° 08' 17"W | 153.48 |
| L2 | N33° 47' 34"E | 60.00 | L15 | S8° 51' 25"W | 204.26 | L28 | S25° 19' 35"E | 35.06 |
| L3 | N33° 47' 34"E | 439.86 | L16 | S11° 04' 29"E | 52.29 | L29 | S64° 35' 29"W | 40.64 |
| L4 | S56° 12' 25"E | 173.64 | L17 | S7° 52' 24"E | 86.45 | L30 | N25° 23' 27"W | 223.60 |
| L5 | S39° 35' 24"W | 365.95 | L18 | S45° 07' 45"E | 29.74 | L31 | N18° 57' 42"W | 316.73 [N18°56'23"W 316.83'] |
| L6 | S5° 44' 52"W | 388.58 | L19 | N9° 51' 25"W | 84.23 | L32 | N18° 43' 38"W | 32.56 [N18°56'23"W 32.86'] |
| L7 | N85° 12' 49"W | 156.28 | L20 | N14° 47' 07"E | 271.14 | L33 | {S80° 30' 00"W | 198.00} |
| L8 | N89° 50' 31"E | 15.47 | L21 | N29° 11' 24"E | 52.56 | L34 | {S82° 30' 00"W | 158.40} |
| L9 | N0° 02' 28"E | 12.17 | L22 | N33° 58' 39"E | 135.31 | L35 | {N84° 00' 00"W | 171.60} |
| L10 | N0° 02' 27"E | 16.29 | L23 | N8° 25' 59"W | 35.61 | L36 | {N72° 00' 00"W | 217.80} |
| L11 | S89° 43' 08"W | 45.42 | L24 | N33° 19' 18"W | 57.33 | L37 | {N44° 00' 00"W | 188.10} |
| L12 | S51° 10' 18"W | 339.70 | L25 | N30° 27' 20"W | 278.31 | L38 | {S59° 45' 00"W | 403.92} |
| L13 | S59° 36' 11"W | 152.20 | L26 | N24° 29' 43"W | 126.38 | | | |



LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 3/4" IRON PIPE OR AS NOTED PER CS 58/105-3
- = FOUND 5/8" IRON ROD PER M 70-59
- ⊗ = FOUND 5/8" IRON ROD PER 1973 PLANS COUNTY RD. NO. 23 SHT. 4&5
- = COMPUTED EASEMENT POINT NOT SET
- △ = COMPUTED POINT NOT SET
- () = RECORD PER M 70-59
- [] = RECORD PER CS 58/105-3
- { } = RECORD PER INSTRUMENT NO. 75-7591
- x-x-x- = EXISTING FENCE LINE



DRAINAGE EASEMENT CONDITIONS:
 ALL NEW HOMESITE AND SITE DEVELOPMENT DRAINAGE ORIGINATING ON PARCEL 1 AND PARCEL 2 SHALL DRAIN NORTHERLY ACROSS PARCEL 3 AND BE CONTAINED WITHIN THE NEW 40 FOOT ACCESS AND UTILITY EASEMENTS AND WITHIN THE NEW 15 FOOT DRAINAGE EASEMENT.

| NO | DELTA | RADIUS | ARC | BEARING | CHORD |
|----|-------------|--------|--------|---------------|--------|
| C1 | 38° 56' 27" | 100.00 | 67.97 | S70° 14' 54"W | 66.66 |
| C2 | 16° 22' 32" | 550.00 | 157.19 | S17° 02' 41"W | 156.66 |
| C3 | 19° 55' 54" | 200.00 | 69.57 | S1° 06' 32"E | 69.22 |
| C4 | 40° 40' 40" | 120.00 | 85.20 | S31° 24' 49"E | 83.42 |
| C5 | 29° 11' 14" | 180.00 | 91.69 | S6° 43' 13"W | 90.71 |
| C6 | 37° 15' 21" | 100.00 | 65.02 | S26° 30' 04"E | 63.88 |
| C7 | 49° 48' 18" | 73.00 | 63.46 | S20° 13' 36"E | 61.48 |

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 PROFESSIONAL
 LAND SURVEYOR
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 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 300'
 DATE: SEPTEMBER 26, 2007

FOR: DARRELL & CAROL REEVES
 5258 GREEN VALLEY ROAD
 OAKLAND, OREGON 97462

JOB #: 06-068
 FILE: 06-068 Reeves.DWG
 SHEET 2 OF 2

N0°02'27"E 2646.90'
 (N0°06'25"W 2647.54')

S0°02'27"W 1323.45'
 (N0°06'25"W 1323.77')