

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2007-022536  
 NO FEE  
 00199870200700225360010017  
 10/16/2007 10:51:54 AM  
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER  
 This is a no fee document

# PARTITION PLAT

## PARCEL 1 OF MLP BOOK 10 PAGE 59

LOCATED IN THE  
 SE 1/4 OF SECTION 17  
 T.26S., R.3W., W.M.  
 DOUGLAS COUNTY, OREGON

**APPROVALS:**

FILED THIS 16<sup>th</sup> DAY OF OCTOBER 2007, AT 10:51 AM

BY BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK *By Heidi Salton Deputy*

*Keith L. Cubic* 10/4/07  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Alan* 10-5-07  
 DOUGLAS COUNTY SURVEYOR DATE



**ZONING & UTILITIES:**

ZONING: RURAL RESIDENTIAL (1R)  
 COMP. PLAN: ONE DWELLING UNIT (RS1)  
 WATER: GLIDE WATER ASSOCIATION  
 SEWER: GLIDE-IDLELYD SEWER DISTRICT  
 PLANNING FILE NO. 04-239

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT MARK LONG AND KIMBERLY LONG 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 ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

(SIGNATURE BY CONSENT AFFIDAVIT)  
 MARK LONG

(SIGNATURE BY CONSENT AFFIDAVIT)  
 KIMBERLY LONG

**ACKNOWLEDGMENT BY AFFIDAVIT:**

A CONSENT AFFIDAVIT FOR THIS PARTITION PLAT SIGNED BY MARK LONG AND BY KIMBERLY LONG IS RECORDED IN INSTRUMENT NO. 2007-022535 OF THE 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:  
 PARCEL 1, LAND PARTITION BOOK 10, PAGE 59 AS RECORDED IN INSTRUMENT NO. 88-05503 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION BOOK 10, PAGE 59 (M 106-1) INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-239. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER M42-27, M93-9, M106-1 AND M136-22. EXISTING MONUMENTS WERE FOUND AT ALL PROPERTY CORNERS EXCEPT THE SOUTHWEST CORNER WHICH WAS RE-ESTABLISHED PER THE M136-22 RECORD AT A DISTANCE-DISTANCE INTERSECTION OF THE NORTHWEST AND SOUTHWEST PROPERTY LINES. THE PROPERTY WAS THEN PARTITION AS DIRECTED BY THE OWNERS. A CONTROL SURVEY TYING ALL CONTROLLING CORNERS WAS PERFORMED WITH ALL SURVEY OBSERVATIONS ADJUSTED BY LEAST SQUARE METHODS. ALL SURVEY OBSERVATIONS WERE MEASURED WITH A LEICA TPS 1203 TOTAL STATIONS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, AND JOEL HERZBERG WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN AND TONY BELLANDO.

**TAX COLLECTORS CERTIFICATE:**

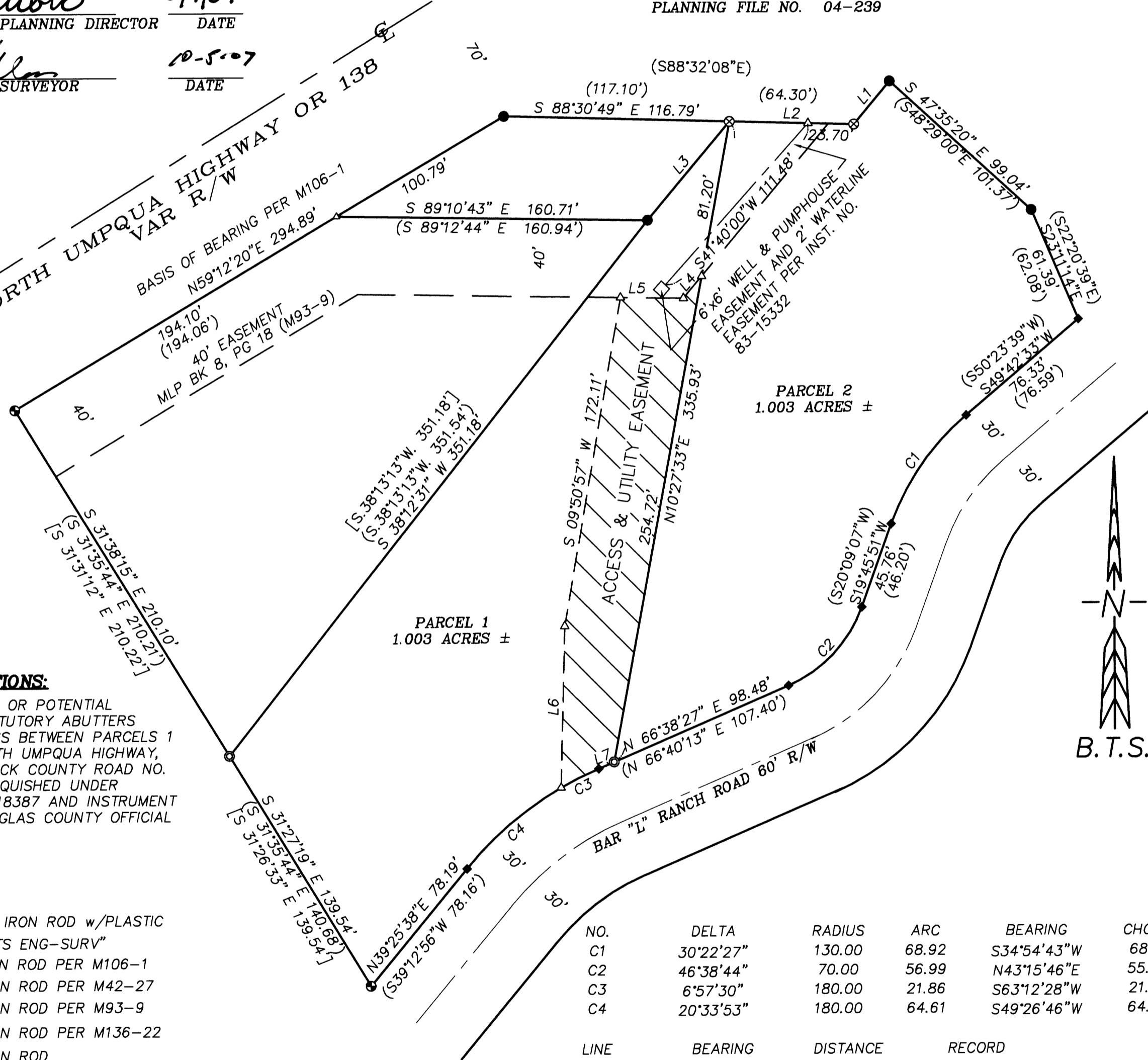
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Sandra K. Connel* 10/15/07  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**ACCESS RESTRICTIONS:**

ALL EXISTING, FUTURE OR POTENTIAL COMMON LAW OR STATUTORY ABUTTERS EASEMENTS OF ACCESS BETWEEN PARCELS 1 AND 2 AND THE NORTH UMPQUA HIGHWAY, OR 138 AND LONE ROCK COUNTY ROAD NO. 142 HAVE BEEN RELINQUISHED UNDER INSTRUMENT NO. 76-18387 AND INSTRUMENT NO. 77-3771 OF DOUGLAS COUNTY OFFICIAL RECORDS.

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD PER M106-1
- ◆ = FOUND 3/4" IRON ROD PER M42-27
- = FOUND 5/8" IRON ROD PER M93-9
- ⊗ = FOUND 5/8" IRON ROD PER M136-22
- ⊙ = FOUND 5/8" IRON ROD
- △ = COMPUTED POINT
- ( ) = RECORD PER BAUGHMAN TECHNICAL SERVICE (M 106-17 & M 93-9)
- [ ] = RECORD PER M 136-22



NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	30°22'27"	130.00	68.92	S34°54'43"W	68.11
C2	46°38'44"	70.00	56.99	N43°15'46"E	55.43
C3	6°57'30"	180.00	21.86	S63°12'28"W	21.85
C4	20°33'53"	180.00	64.61	S49°26'46"W	64.26

LINE	BEARING	DISTANCE	RECORD
L1	S39°52'49"W	28.84	(S39°56'29"W, 28.78)
L2	S88°36'23"E	64.32	(S88°32'08"E, 64.30')
L3	S39°58'10"W	66.38	(N40°02'52"E, 66.38')
L4	S39°58'10"W	14.73	
L5	N89°10'43"W	32.71	
L6	S01°31'00"W	83.47	
L7	N66°38'27"E	8.80	

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

SCALE: 1" = 50'	FOR: MARK & KIMBERLY LONG 61489 LINTON LOOP BEND, OREGON 97702	JOB #: 05-120 FILE: LONG PARTITION SHEET 1 OF 1
DATE: SEPTEMBER 24, 2007		

2007-0133

2007-0133