PARTITION PLAT

LOCATED IN THE
NW 1/4 SECTION 17 & NE 1/4 SECTION 18
T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-023718
NO FEE
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11/02/2007 01:03:38 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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2007-0140 A

FILED THIS 1st DAY OF NOVEMBER 2007, AT 1:03 PM

BY BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK by Sheron Faye, Deputy

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

APPROVALS:

Keith L. Cubic — 10/24/07
COUNTY PLANNING DIRECTOR — DATE

Randy Scott — 10-25-07
COUNTY SURVEYOR Deputy — DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RICHARD E. AND JOANNE GRAHAM 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 10 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 3 AND DO HEREBY CAUSE THE PARCEL 1 ACCESS EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND DO HEREBY CAUSE THE SEPTIC DRAINFIELD EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

Richard Graham — RICHARD E. GRAHAM
Joanne Graham — JOANNE GRAHAM

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF October, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD E. GRAHAM AND JOANNE GRAHAM 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC-OREGON
COMMISSION NO. 417432
MY COMMISSION EXPIRES MAY 18, 2011

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 RICHARD E. GRAHAM AND JOANNE GRAHAM AS RECORDED IN INSTRUMENT NO. 2005-027641 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE AT THE INITIAL POINT OF ROYAL OAKS, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 38 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH A BRASS CAPPED IRON PIPE AT THE NORTHEAST CORNER OF SECTION 18, T.26S., R.4W., W.M. BEARS N.53°06'52"E., 572.29 FEET; THENCE S.41°25'25"E. ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH BANK COUNTY ROAD NO. 200, 288.79 FEET TO A 5/8" IRON ROD; THENCE 473.13 FEET ALONG THE ARC OF A 326.48 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.82°56'24"E., 432.80 FEET) TO A 5/8" IRON ROD; THENCE S.35°50'11"E., 70.39 FEET TO A 5/8" IRON ROD; THENCE S.57°31'11"E., 167.35 FEET TO A POINT; THENCE S.48°58'11"E., 161.51 FEET TO A POINT ON THE LOW WATER LINE OF THE NORTH UMPQUA RIVER; THENCE S.40°10'13"W. ALONG SAID LOW WATER LINE, 385.76 FEET TO A POINT; THENCE N.51°04'13"W., 148.45 FEET TO A 5/8" IRON ROD; THENCE N.51°04'13"W., 889.19 FEET TO A 5/8" IRON ROD ON THE EAST RIGHT OF WAY LINE OF ACORN DRIVE; THENCE 134.40 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.31°49'04"E., 132.32 FEET) TO A 5/8" IRON ROD; THENCE N.49°13'55"E., 81.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.51 ACRES, MORE OR LESS.

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-2 (RR)
COMP. PLAN: COMMITTED RESIDENTIAL-2 ACRE (RC2)
WATER: NORTH UMPQUA RIVER
SEWER: SEPTIC
PLANNING FILE NO. 05-340

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 THE GRAHAM PROPERTY AS DESCRIBED IN INSTRUMENTS NO. 2005-027641 INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-340. INSTRUMENT NO. 2005-027641 WAS WRITTEN FROM M 42-34, A 1971 SURVEY BY RICHARD C. GRANT. I FOUND SIGNIFICANT DISCREPANCIES BETWEEN THE POSITIONS OF FOUND MONUMENTS AND THE COURSES AND AREA RETURNED UNDER M 42-34. THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BANK COUNTY ROAD NO. 200 WAS COMPUTED PER THE 1954 PLANS AND A DEED RECORDED IN VOLUME 223, PAGE 716 AND CONTROLLED BY THE NE CORNER OF SECTION 17 AND THE 2" IRON PIPE AT THE INITIAL POINT OF ROYAL OAKS. AS-BUILT CENTERLINE WAS TIED BETWEEN APPROXIMATE CENTERLINE STATIONS 186+00 AND 265+00 AND DID NOT CLOSELY MATCH THE RIGHT OF WAY CENTERLINE. RECORDED SURVEYS CS 55/81, M 38-65, M 42-32 AND M 43-1 DID NOT APPEAR TO HAVE COMPUTED THE RIGHT OF WAY CENTERLINE. THE NORTH LINE OF THE PARTITION WAS THEN COMPUTED ALONG THE NORTH BANK RIGHT OF WAY BETWEEN THE 2" IRON PIPE INITIAL POINT OF ROYAL OAKS AND A CS 55/81, 5/8" IRON ROD, ON THE EAST LINE. THE M 42-34 AND INSTRUMENT NO. 2005-027641 COURSES BETWEEN THESE POINTS CLOSELY MATCH THE FOUND POSITIONS OF THESE MONUMENTS. THE COURSES WERE SCALED AND ROTATED TO MATCH THE INVERSE BETWEEN THE FOUND MONUMENTS AND THE NORTHEASTERLY LINE WAS THEN COMPUTED AT RECORD DISTANCES TO THE M 42-34 LOW WATER LINE OF THE NORTH UMPQUA RIVER. ACORN DRIVE WAS COMPUTED AND CONTROLLED BY MONUMENTS FOUND PER ROYAL OAKS AND M 117-76. THE SOUTHWEST PROPERTY CORNER WAS COMPUTED BY HOLDING THE 60 FOOT ACORN DRIVE RIGHT OF WAY DISTANCE FROM A M 117-78 MONUMENT ON THE WESTERLY RIGHT OF WAY LINE. THE SOUTHWEST LINE WAS CONTROLLED BY THE COMPUTED SOUTHWEST CORNER AND A FOUND M 42-32 MONUMENT. THERE IS A 13.46 FOOT DISCREPANCY BETWEEN M 42-32 RECORD DISTANCE OF 902.65' AND THE 889.19' MEASURED DISTANCE OF THIS LINE. I FOUND AN EXISTING FENCE LINE CONSTRUCTED WITHIN 0'-2' OF THIS LINE AND THE M 42-32 MONUMENT FALLS ON A SOUTHEASTERLY EXTENSION OF THIS FENCE LINE. I ALSO NOTE THAT THE M 42-32 MONUMENT MATCHES THE M 42-32 COURSES TO THE EAST LINE OF ROYAL OAKS. I THEREFORE ACCEPT THE M 42-32 MONUMENT AS CONTROLLING THE SOUTHWESTERLY LINE OF THE GRAHAM PROPERTY. THE SOUTHEASTERLY LINE ALONG THE LOW WATER LINE OF THE NORTH UMPQUA RIVER WAS THEN COMPUTED BETWEEN THE SOUTHWESTERLY LINE AND THE NORTHEASTERLY LINE. I FOUND A 14.24 FOOT DISCREPANCY BETWEEN THE M 42-32/INSTUMENT NO. 2005-027641 DISTANCE AND THE MEASURED DISTANCE OF THIS LINE. THE BOUNDARY LINE OF PARCEL 1, 2 AND 3 WERE THEN ESTABLISHED AS DIRECTED BY THE GRAHAMS.

A CONTROL SURVEY WAS PERFORMED UTILIZING A GPS STATIC CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA SYSTEM 1200 TOTAL STATION AND GPS RECEIVERS. ALL SURVEY OBSERVATIONS WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY KRIS DEGROOT 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. Crouse — 11/1/07
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" = 100'	FOR: RICHARD & JOANNE GRAHAM 321 MAPLEWOOD LANE ROSEBURG, OREGON 97470	JOB #: 05-112
DATE: OCTOBER 1, 2007		FILE: 05-112 Plat.dwg
		SHEET 1 OF 2

2007-0140 A