

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-024260
 NO FEE
 00202031200700242600020027
 11/13/2007 01:40:20 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document



FILED THIS 13th DAY OF November 2007,
 BY BARBARA E. NIELSEN 1:40 PM
 COUNTY CLERK By Heidi Johnston
 Deputy

APPROVALS:

Keith L. Cubic 10/30/07
 COUNTY PLANNING DIRECTOR DATE

Andy Smith 10-31-07
 COUNTY SURVEYOR Deputy DATE

PARTITION PLAT
PARCEL 2, 1992-0031
 LOCATED IN THE
N 1/2 OF SEC. 10 & S1/2 OF SEC. 3
T.24S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE (FG), FARM FOREST (FF), AGRICULTURE WOODLOT (AW)
 COMP. PLAN: AGRICULTURE (AGG), FARM FOREST TRANSITIONAL (FFT)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 06-149

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT HARPER & BANDUCCI, LLC IS THE OWNER 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 DOES HEREBY CAUSE THE 60 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN HEREON TO BE CREATED TO BENEFIT PARCEL 2 AND PARCEL 3, AND THE 10 FOOT WATER LINE EASEMENT AS SHOWN HEREON TO BE CREATED TO BENEFIT PARCEL 1 AND PARCEL 3, AND DOES HEREBY CAUSE THE DRAINFIELD EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

Richard Banducci Member
 RICHARD BANDUCCI, MEMBER

Randall S. Harper member
 RANDALL S. HARPER, MEMBER

Annette L. Harper member
 ANNETTE L. HARPER, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF October 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD BANDUCCI, AS A MEMBER OF HARPER & BANDUCCI, LLC 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



ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF October 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDALL S. HARPER AND ANNETTE L. HARPER, AS MEMBERS OF HARPER & BANDUCCI, LLC 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:

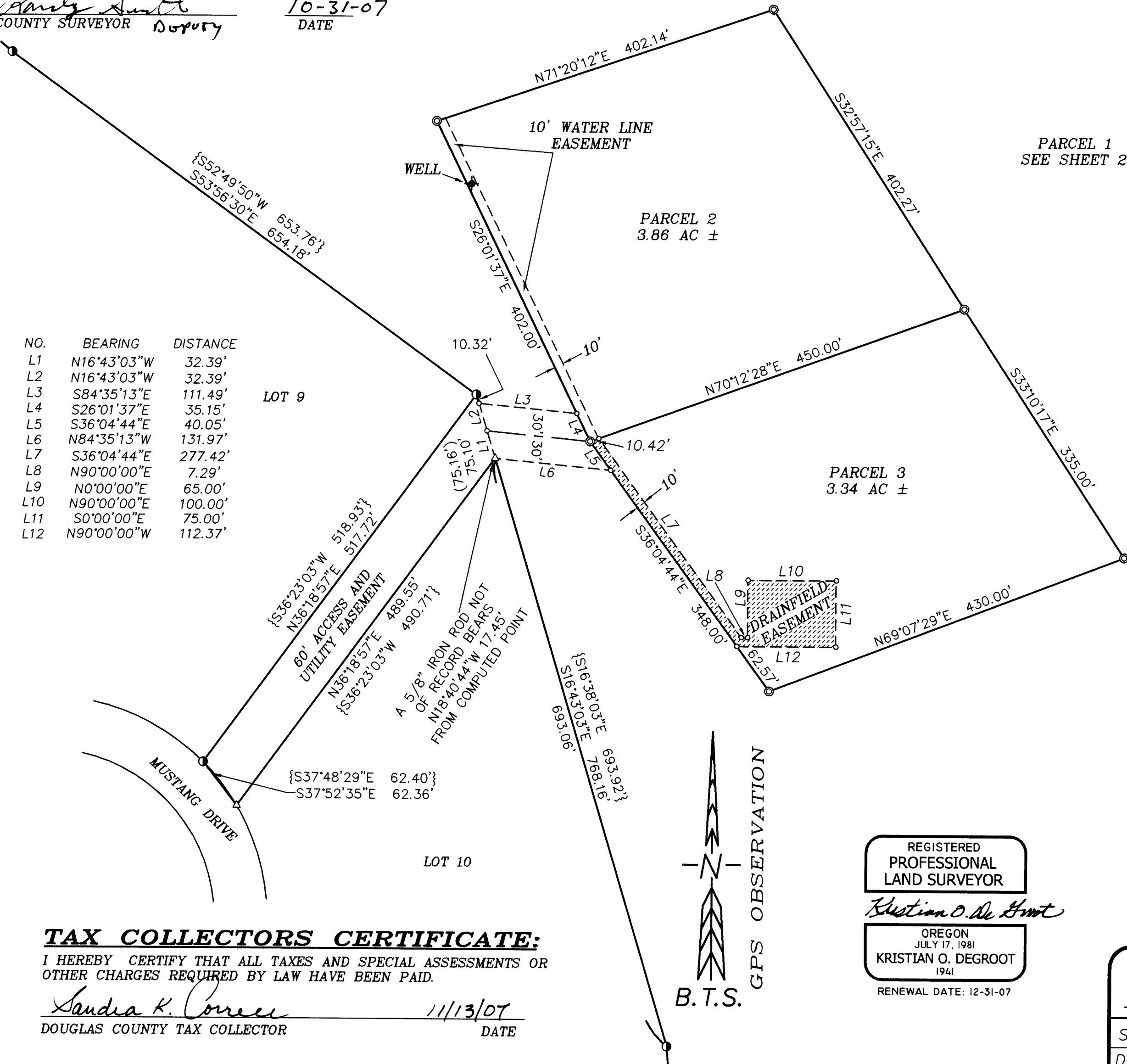
I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 AND PARCEL 3 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LAND REPRESENTED AS PARCEL 1 OF THE PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 2 OF PARTITION PLAT 1992-0031, PARTITION PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AS RECORDED IN INSTRUMENT NO. 92-08504 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF LAND PARTITION PLAT 1992-0031 INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-149. THE SURVEY IS CONTROLLED BY MONUMENTS FOUND PER RM 2-40, RM 2-39, AND PARTITION PLAT 1992-0031. THE SOUTH LINE WAS ESTABLISHED ON A DUE EAST BEARING FROM A RM 2-40 MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 2 PARTITION PLAT 1992-0031. THE SOUTHERN PORTION OF THE WEST LINE WAS ESTABLISHED FROM MONUMENTS FOUND PER RM 2-40, AND THE NORTHERN PORTION WAS COMPUTED, SCALED, AND ROTATED BETWEEN FOUND RM 2-40 AND PARTITION PLAT 1992-0031 MONUMENTS. THE NORTH LINE WAS COMPUTED, SCALED, AND ROTATED BETWEEN FOUND PARTITION PLAT 1992-0031 MONUMENTS. THE EAST LINE IS COMPUTED ALONG THE EAST LINE OF SECTION 10 BETWEEN THE SOUTHEAST CORNER OF SECTION 10 AND THE NORTHEAST CORNER OF SECTION 10 WHICH WAS COMPUTED PER PARTITION PLAT 1992-0031 A&B. THE NORTH EAST CORNER OF SECTION 10 IS PRESUMED LOST AND WAS NOT SEARCHED FOR OR RESTORED UNDER THIS SURVEY. PARCEL 2 AND PARCEL 3 WERE THEN MONUMENTED AS NON FARM DWELLING PARCELS PER PLANNING FILE NO. 06-187.

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 LESTER FANNING, ADAM DEGROOT, JOEL HERZBERG, AND SCOTT McCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.



NO.	BEARING	DISTANCE
L1	N16°43'03"W	32.39'
L2	N16°43'03"W	32.39'
L3	S84°35'13"E	111.49'
L4	S26°01'37"E	35.15'
L5	S36°04'44"E	40.05'
L6	N84°35'13"W	131.97'
L7	S36°04'44"E	277.42'
L8	N90°00'00"E	7.29'
L9	N0°00'00"E	65.00'
L10	N90°00'00"E	100.00'
L11	S0°00'00"E	75.00'
L12	N90°00'00"W	112.37'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-07

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree 11/13/07
 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 BANDUCCI	JOB #: 07-045
DATE: OCTOBER 24, 2007	5631 OAKHILL RD.	FILE: BANDUCCI LP.DWG
	OAKLAND, OREGON 97490	SHEET 1 OF 2

2007-0145 A

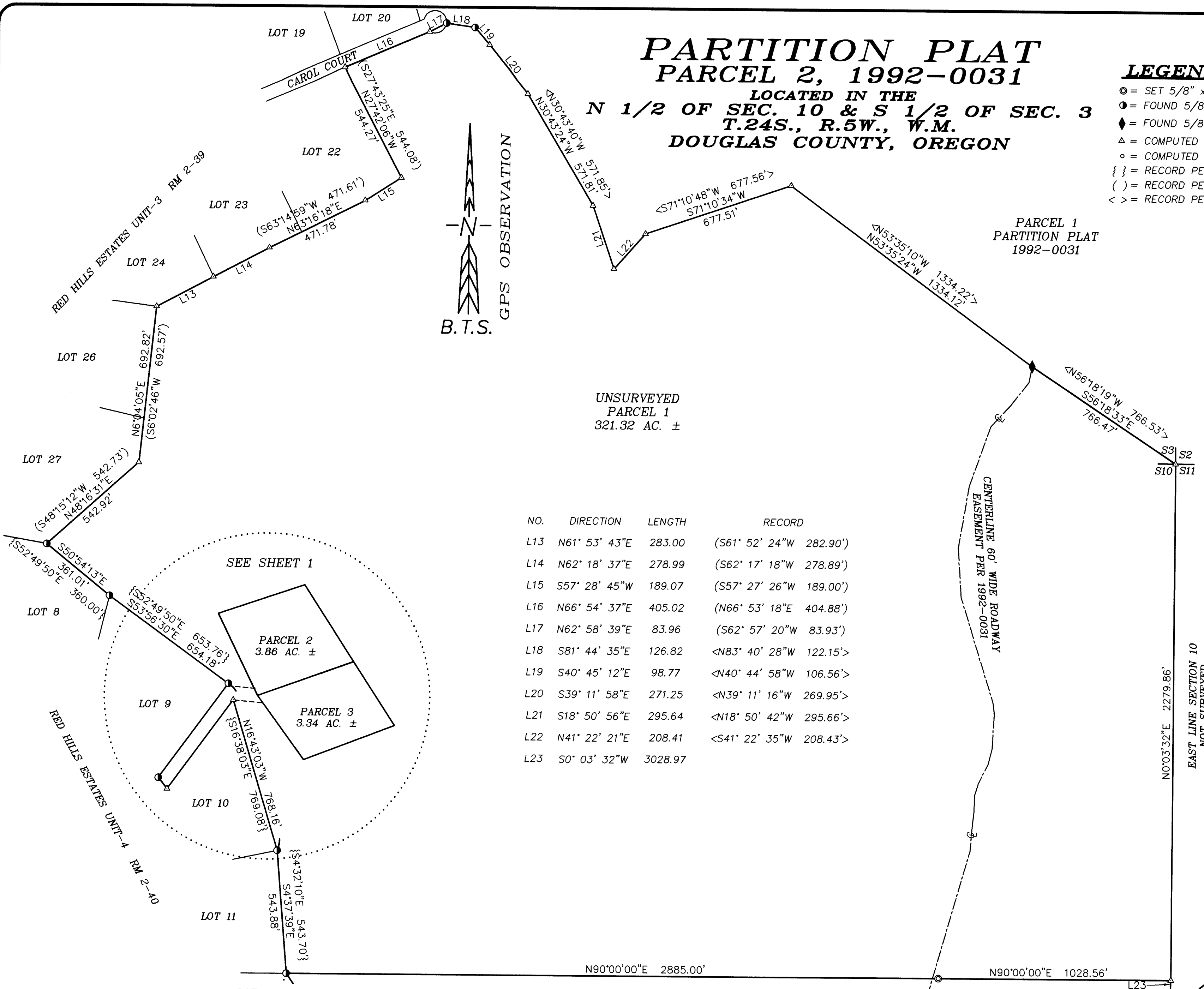
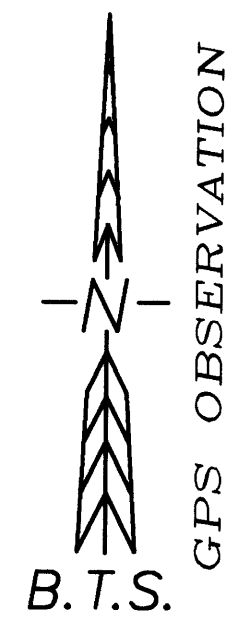
2007-0145 A

PARTITION PLAT PARCEL 2, 1992-0031

LOCATED IN THE
N 1/2 OF SEC. 10 & S 1/2 OF SEC. 3
T.24S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

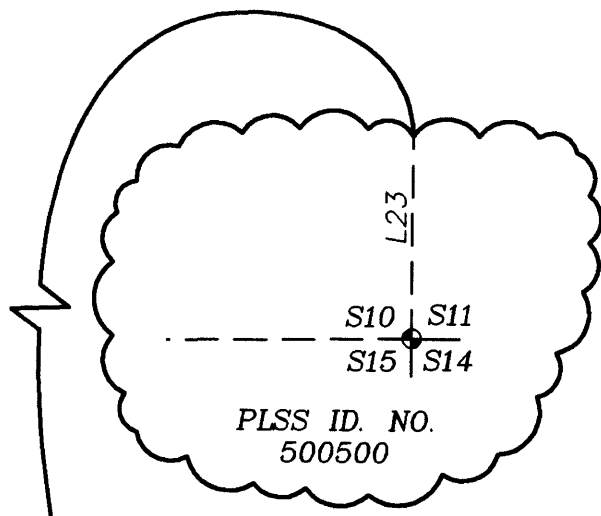
LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER RM 2-40
- ◆ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1992-0031
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- { } = RECORD PER RED HILLS ESTATES UNIT-4 (RM 2-40)
- () = RECORD PER RED HILLS ESTATES UNIT-3 (RM 2-39)
- < > = RECORD PER PARTITION PLAT 1992-0031 A&B



NO.	DIRECTION	LENGTH	RECORD
L13	N61° 53' 43"E	283.00	(S61° 52' 24"W 282.90')
L14	N62° 18' 37"E	278.99	(S62° 17' 18"W 278.89')
L15	S57° 28' 45"W	189.07	(S57° 27' 26"W 189.00')
L16	N66° 54' 37"E	405.02	(N66° 53' 18"E 404.88')
L17	N62° 58' 39"E	83.96	(S62° 57' 20"W 83.93')
L18	S81° 44' 35"E	126.82	<N83° 40' 28"W 122.15'>
L19	S40° 45' 12"E	98.77	<N40° 44' 58"W 106.56'>
L20	S39° 11' 58"E	271.25	<N39° 11' 16"W 269.95'>
L21	S18° 50' 56"E	295.64	<N18° 50' 42"W 295.66'>
L22	N41° 22' 21"E	208.41	<S41° 22' 35"W 208.43'>
L23	S0° 03' 32"W	3028.97	

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



PARCEL 3
PARTITION PLAT
1992-0031

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

SCALE: 1" = 300'	FOR: RICHARD BANDUCCI 5631 OAKHILL RD. OAKLAND, OR 97490	JOB #: 07-045 FILE: BANDUCCI LP.DWG SHEET 2 OF 2
DATE: OCTOBER 24, 2007		