

# PARTITION PLAT PARCEL 3, 1992-0031 LOCATED IN THE SE 1/4 OF SECTION 10 T.24S., R.5W., W.M. DOUGLAS COUNTY, OREGON

FILED THIS 13<sup>th</sup> DAY OF November 2007, 1:46 PM

BY BARBARA E. NIELSEN  
 COUNTY CLERK *By Heidi Johnson Deputy*



**APPROVALS:**

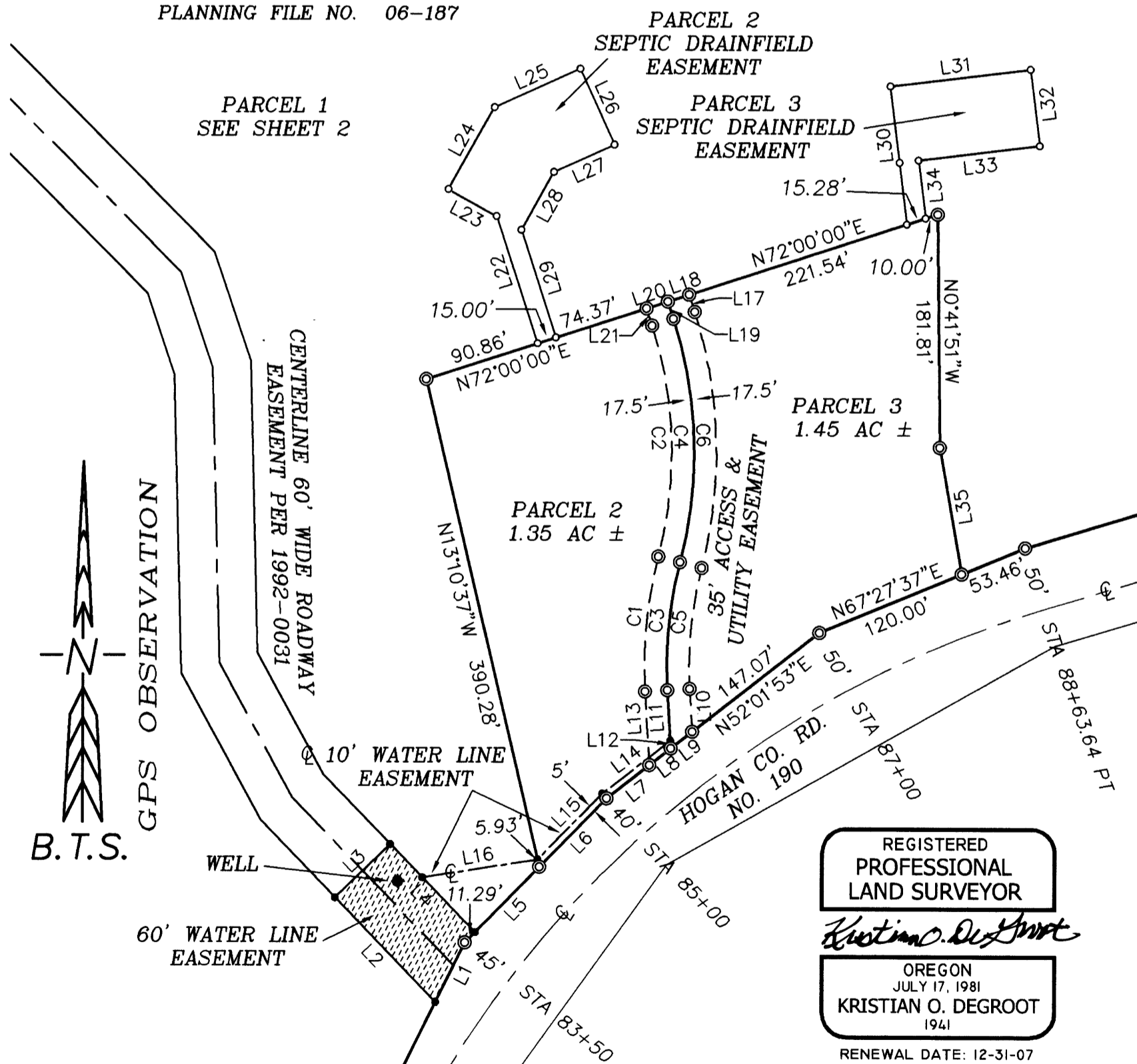
Keith D. Cubie 11/7/07  
 COUNTY PLANNING DIRECTOR DATE

Randy Wain 11-9-07  
 COUNTY SURVEYOR DATE

NO	DELTA	RADIUS	ARC	BEARING	CHORD
C1	18' 00' 35"	337.50	106.09	N5° 28' 21"E	105.65
C2	32' 25' 20"	322.50	182.50	N1° 44' 02"W	180.07
C3	18' 00' 35"	320.00	100.58	N5° 28' 21"E	100.17
C4	32' 25' 28"	340.00	192.41	N1° 44' 05"W	189.85
C5	18' 00' 35"	302.50	95.08	N5° 28' 21"E	94.69
C6	32' 25' 40"	357.50	202.33	N1° 44' 12"W	199.64

**ZONING & UTILITIES:**

ZONING: EXCLUSIVE FARM USE (FG), FARM FOREST (FF)  
 COMP. PLAN: AGRICULTURE (AGG), FARM FOREST TRANSITIONAL (FFT)  
 WATER: WELL  
 SEWER: SEPTIC  
 PLANNING FILE NO. 06-187



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

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

**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 35 FOOT ACCESS AND UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 1, PARCEL 2, AND PARCEL 3, AND ALSO DOES HEREBY CAUSE THE 10 FOOT WATER LINE EASEMENT AND THE 60 FOOT WATER LINE EASEMENT AS SHOWN HEREON TO BE CREATED TO BENEFIT PARCEL 2 AND PARCEL 3, AND ALSO DOES HEREBY CAUSE THE PARCEL 2 SEPTIC DRAINFIELD EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND ALSO DOES HEREBY CAUSE THE PARCEL 3 SEPTIC DRAINFIELD EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 3.

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 21st 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 3 OF LAND PARTITION 1992-0031, PARTITION PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AS RECORDED IN INSTRUMENT NO. 92-08504 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, EXCEPT THAT PORTION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, ALSO EXCEPTING THAT PART DEEDED TO DOUGLAS COUNTY BY INSTRUMENT NO. 98-5517, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 1992-0031 INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. 06-187. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 41-50, M 49-24, AND RM 2-40. THE WEST LINE WAS COMPUTED, SCALED, AND ROTATED BETWEEN FOUND RM 2-40 MONUMENTS. THE NORTH LINE WAS ESTABLISHED ON A DUE EAST BEARING FROM A RM 2-40 MONUMENT AT THE NORTHWEST CORNER OF PARCEL 3, PARTITION PLAT 1992-0031 A&B. 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 NORTHEAST CORNER OF SECTION 10 IS PRESUMED LOST AND WAS NOT SEARCHED FOR OR RESTORED UNDER THIS SURVEY. THE SOUTH LINE WAS CONTROLLED BY A RM 2-40 MONUMENT, A M 49-24 MONUMENT, THE SOUTHEAST CORNER OF SECTION 10, AND THE NORTHERLY RIGHT OF WAY LINE OF HOGAN COUNTY ROAD NO. 190. THE HOGAN ROAD CENTERLINE AND NORTHERLY RIGHT OF WAY LINE WERE CONTROLLED BY INSTRUMENT NO. 98-05517 AND THE UNRECORDED 2001 DOUGLAS COUNTY PUBLIC WORKS PLANS FOR HOGAN ROAD. THE RIGHT OF WAY HAS NOT BEEN MONUMENTED BY DOUGLAS COUNTY. I CONTROLLED THE CENTERLINE AND RIGHT OF WAY BY A M 49-24 MONUMENT "A" AND A M 41-50 MONUMENT "B" WHOSE COORDINATES ALONG WITH CENTERLINE COORDINATES WERE LISTED ON THE 2001 PLANS. 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 TCPR 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.

**TAX COLLECTORS CERTIFICATE:**

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

Sandra K. Couce 11/13/07  
 DOUGLAS COUNTY TAX COLLECTOR DATE

NO.	DIRECTION	LENGTH
L1	S26° 14' 24"W	51.75
L2	N44° 01' 15"W	113.22
L3	N45° 58' 45"E	60.00
L4	S44° 01' 15"E	95.41
L5	N44° 17' 49"E	82.63
L6	N44° 17' 49"E	75.00
L7	N52° 01' 53"E	42.31
L8	N52° 01' 53"E	21.22
L9	N52° 01' 53"E	21.22
L10	S3° 31' 56"E	33.49
L11	N3° 31' 56"W	39.42
L12	N3° 31' 56"W	6.06
L13	S3° 31' 56"E	57.48
L14	N52° 01' 53"E	67.29
L15	N44° 17' 49"E	72.15
L16	N81° 01' 16"E	90.81
L17	S18° 00' 00"E	14.15
L18	N72° 00' 00"E	17.50
L19	S18° 00' 00"E	14.15
L20	N72° 00' 00"E	17.50
L21	N18° 00' 00"W	14.15
L22	N18° 00' 00"W	104.15
L23	N60° 50' 33"W	42.94
L24	N29° 09' 27"E	73.22
L25	N65° 33' 58"E	73.22
L26	S24° 26' 02"E	65.00
L27	S65° 33' 58"W	51.85
L28	S29° 09' 27"W	51.85
L29	S18° 00' 00"E	87.98
L30	N6° 59' 10"W	108.48
L31	N83° 00' 50"E	110.00
L32	S6° 59' 10"E	60.00
L33	S83° 00' 50"W	95.00
L34	S6° 59' 10"E	45.56
L35	S10° 00' 00"E	100.00

**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 5631 OAKHILL RD. OAKLAND, OREGON 97470	JOB #: 07-045 FILE: BANDUCCI LP.DWG SHEET 1 OF 2
DATE: OCTOBER 19, 2007		

2007-0146 A

2007-0146 A

# PARTITION PLAT PARCEL 3, 1992-0031

LOCATED IN THE  
SE 1/4 OF SECTION 10  
T.24S., R.5W., W.M.  
DOUGLAS COUNTY, OREGON

PARCEL 2  
PARTITION PLAT  
1992-0031

COMPUTED PER  
1992-0031

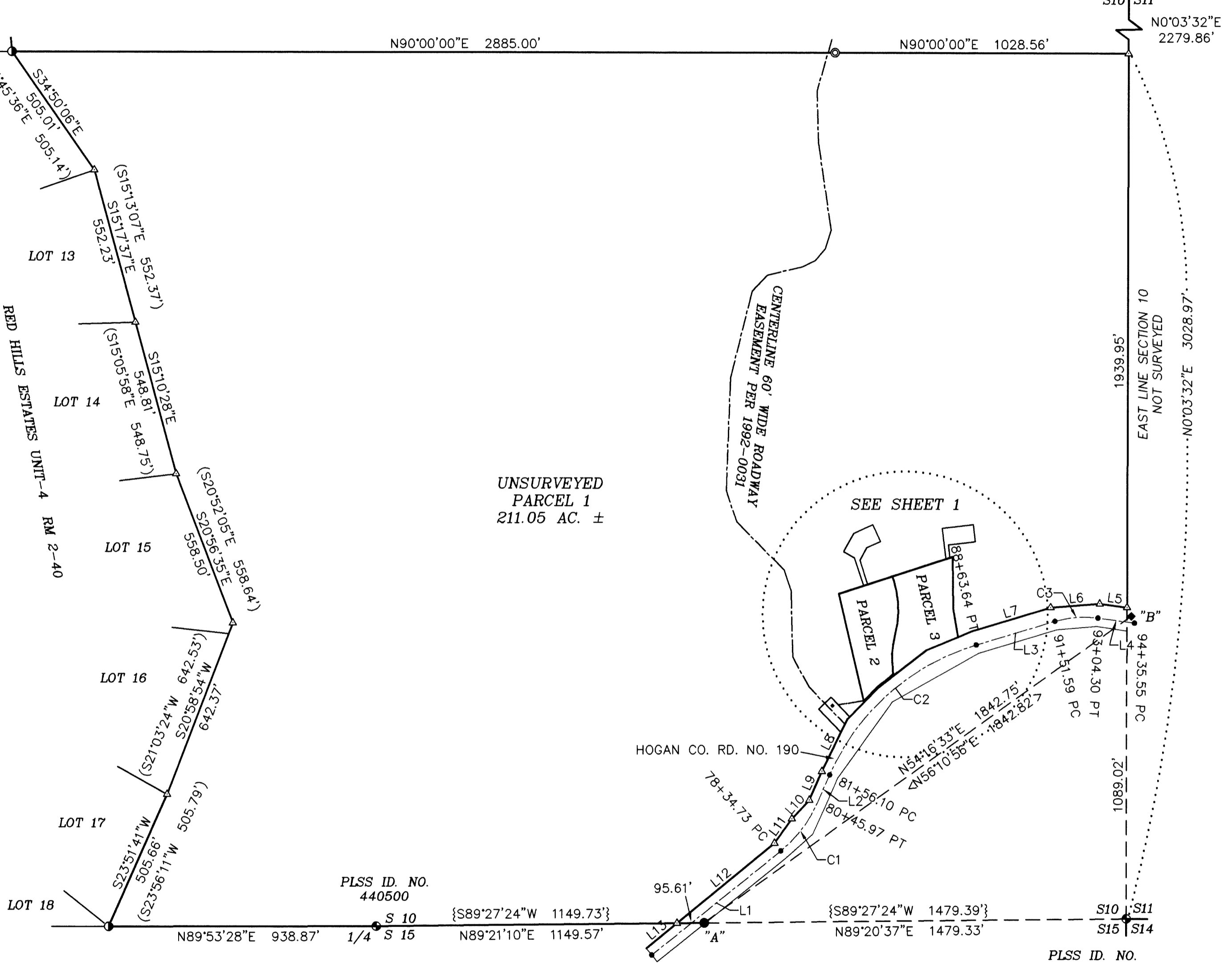
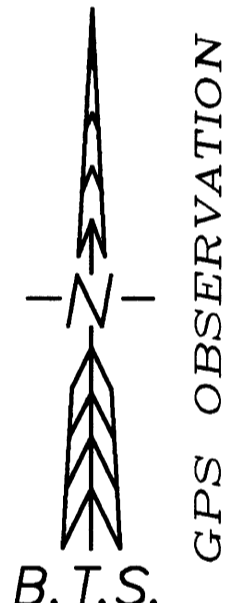
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. Degroot*

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1961

RENEWAL DATE: 12-31-07

NO.	DIRECTION	LENGTH
L1	N51° 07' 27"E	579.80
L2	N23° 39' 47"E	110.06
L3	N73° 11' 29"E	287.85
L4	S82° 22' 15"E	129.15
L5	S82° 22' 15"E	96.02
L6	N85° 24' 37"E	172.75
L7	N73° 11' 29"E	287.85
L8	S26° 14' 24"W	202.88
L9	S23° 39' 47"W	110.06
L10	S42° 45' 40"W	89.33
L11	S35° 28' 58"W	104.92
L12	S50° 37' 49"W	441.50
L13	S50° 37' 49"W	138.32



**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND BRASS CAP AND ACCESSORIES PER PLSS ID. NO. AS NOTED
- = FOUND 5/8" IRON ROD PER M 49-24
- ⊖ = FOUND 5/8" IRON ROD PER RM 2-40
- ◆ = FOUND 5/8" IRON ROD PER M 41-50
- ◇ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1992-0031
- △ = COMPUTED POINT NOT SET
- = COMPUTED CENTERLINE NOT SET
- ( ) = RECORD PER RED HILLS ESTATES-UNIT 4 (RM 2-40)
- { } = RECORD PER M 49-24
- < > = RECORD PER 2001 PUBLIC WORKS RECONSTRUCTION PLANS
- (( )) = RECORD PER PARTITION PLAT 1992-0031
- ◆ = EXISTING WELL

NO	DELTA	RADIUS	ARC	BEARING	CHORD
C1	27° 27' 40"	440.74	211.24	N37° 23' 37"E	209.22
C2	49° 31' 42"	818.51	707.55	N48° 25' 38"E	685.72
C3	24° 26' 16"	358.10	152.74	N85° 24' 37"E	151.58

**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, OREGON 97470	JOB #: 07-045 FILE: BANDUCCI LP.DWG
DATE: OCTOBER 19, 2007		SHEET 2 OF 2

2007-0146 B

2007-0146 B