

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-025153
 NO FEE
 11/29/2007 09:30:35 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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PARTITION PLAT

LOCATED IN THE
 NE 1/4 & SE 1/4 OF SECTION 25
 T.27S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SILICA RESEARCH AND DEVELOPMENT CO. IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AND ALSO DOES HEREBY CAUSE THE PARCEL 1 ACCESS & UTILITY EASEMENT AND THE PARCEL 1 DRAINFIELD EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND ALSO DOES HEREBY CAUSE THE 10 FOOT PARCEL 2 UTILITY EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

(Signature by Affidavit)
 LINDA E. LEACH, PRESIDENT

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY LINDA E. LEACH AS PRESIDENT OF SILICA RESEARCH AND DEVELOPMENT CO. IS RECORDED IN INSTRUMENT NO. 2007-25152 OF THE OFFICIAL 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:
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO SILICA RESEARCH AND DEVELOPMENT CO. AS RECORDED IN INSTRUMENT NO. 2005-015506 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SILICA RESEARCH AND DEVELOPMENT PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2005-015506 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO.05-265. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER SURVEY NO. 241 OF VOL. 1, PAGE 82, SURVEY NO. 88 OF VOL. 1, PG. 160, CS 42/205, CS 58/191-4, M 26-35, M 27-20, M 42-50, M 67-63 AND M 71-3.

I FOUND CONFLICTING DEED DESCRIPTIONS BETWEEN THE SILICA RESEARCH PROPERTY, THE KITZROW PROPERTY AS DESCRIBED IN INSTRUMENT NO. 93-07750 AND THE O'MARA PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2005-02984. THE GATEWAY ROAD DESCRIBED IN BOOK 42, PAGE 94 AND IN BOOK 67, PAGE 271 OF DOUGLAS COUNTY DEED RECORDS WAS SURVEYED UNDER M 26-35 AND QUITCLAIM DEEDS WERE RECORDED BY THE SUTTON'S AND FRANKE'S IN VOL. 129, PG. 541 (INSTRUMENT NO.56721) AND IN VOL. 129, PG. 543 (INSTRUMENT NO.56722). SUTTON THEN SOLD THE SILICA RESEARCH PROPERTY TO THE MOORE'S IN VOL. 129, PG. 545 (INSTRUMENT NO.56723) AND RETAINED THE SOUTHERLY PORTION (THE KITZROW PROPERTY) AS PRESENTLY DESCRIBED IN INSTRUMENT NO. 93-07750. THEREFORE, I ACCEPTED THE SILICA DEED, INSTRUMENT NO. 2005-015506, AS BEING SENIOR IN RIGHTS TO THE KITZROW DEED, INSTRUMENT NO. 93-07750. I ACCEPTED A 1/2" IRON PIPE WHICH WAS FOUND UNDER M 26-35 AND ACCEPTED UNDER M 71-3, CS 42/205 AND CS 58/191-4 AS THE SW CORNER OF LOT 17, BLOCK 20, MILLER'S ADDITION TO ROSEBURG AND THEN COMPUTED THE NORTHWEST, WEST AND SOUTH LINES OF INSTRUMENT NO. 2005-015506 AT RECORD COURSES FROM THIS MONUMENT TO ITS INTERSECTION WITH THE WEST LINE OF THE M 26-35 SURVEY. I ACCEPTED A 3/4" SQUARE IRON ROD AT AN ANCIENT FENCE CORNER AS THE NORTHEAST CORNER OF THE O'MARA PROPERTY PER SURVEY NO. 241 OF VOL. 1, PAGE 82 AND SURVEY NO. 88 PER VOL. 1, PG. 160 AND COMPUTED THE NORTH AND EAST LINES OF THE O'MARA PROPERTY WEST AND SOUTH OF THIS MONUMENT. THESE LINES WERE ACCEPTED AS THE SILICA RESEARCH BOUNDARY. I NOTE A DEED OVERLAP AND DEED GAP OF INSTRUMENT NO. 2005-02984 ALONG THESE LINES AS SHOWN ON THE FACE OF THE MAP. I COMPUTED THE SOUTHEAST CORNER OF BLOCK 20, MILLER'S ADDITION TO ROSEBURG AT THE INTERSECTION OF THE SOUTH LINE OF M 71-3 AND THE EAST LINE OF BLOCK 20 PER THE M 26-35 MONUMENTS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JERED CARPENTER AND JOEL HERZBERG USING A LEICA SYSTEM 1200 TOTAL STATION WITH ALL TRAVERSE MEASUREMENTS ADJUSTED BY LEAST SQUARES. RESEARCH AND COMPUTATIONS WERE PERFORMED BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Conner 11/29/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Cubic 11/28/07
 COUNTY PLANNING DIRECTOR DATE

Randy Wan 11-28-07
 COUNTY SURVEYOR DATE

FILED THIS 29 DAY OF November 2007,

BY BARBARA E. NIELSEN
 COUNTY CLERK

by Sheron Kay
 Deputy



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL-5 (5R)
 COMP. PLAN: COMMITTED-5 ACRE (RC5)
 WATER: WELLS
 SEWER: SEPTIC
 PLANNING FILE NO. 05-265

LEGEND:

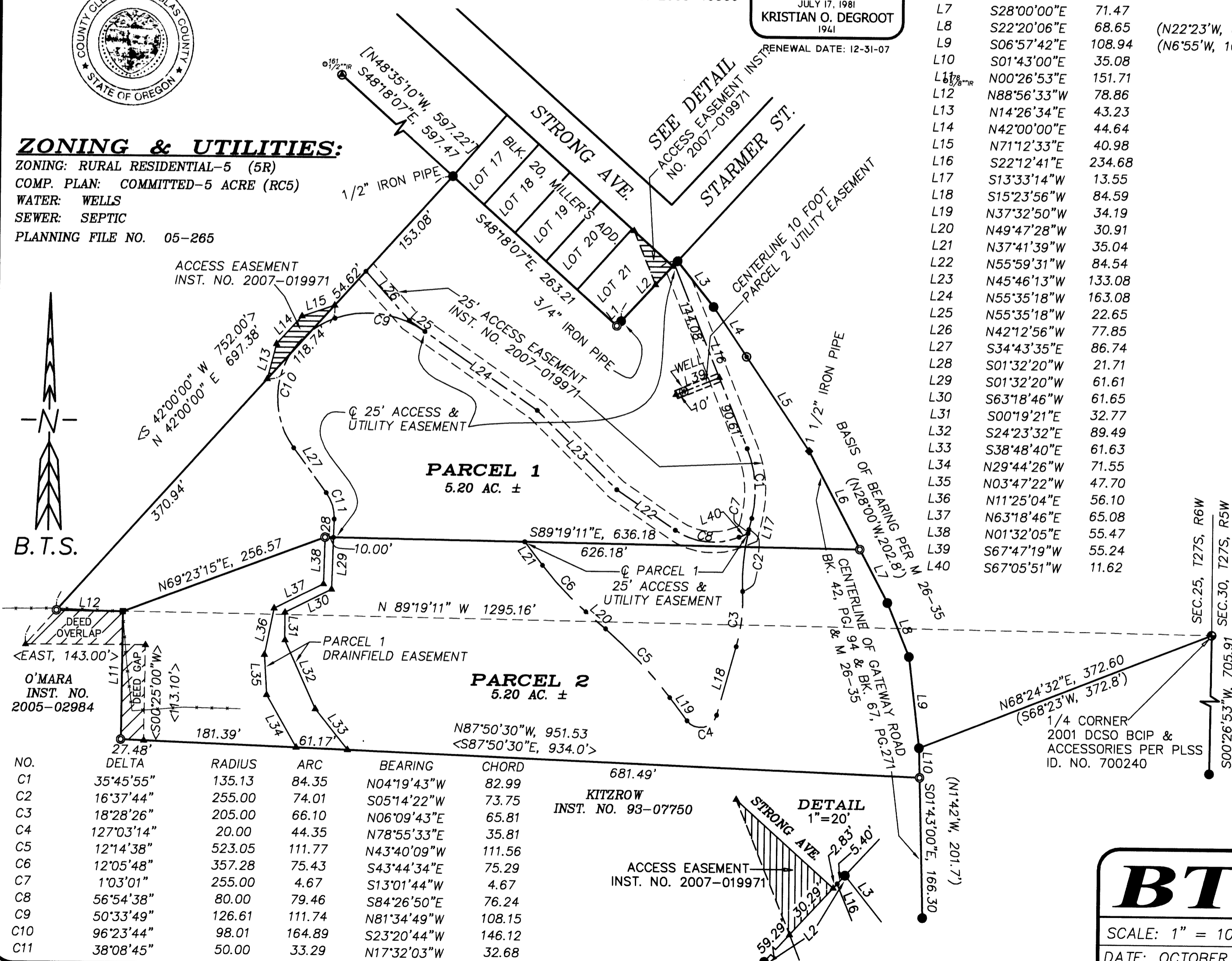
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊙ = FOUND DCSO BCIP AS NOTED
- = FOUND 1" IRON PIPE OR AS NOTED PER M 26-35
- = FOUND 3/4" SQUARE IRON ROD PER VOL 1, PAGE 72 (SURVEY NO. 241)
- ⊙ = FOUND 5/8" IRON ROD PER M 67-63
- ⊙ = FOUND 5/8" IRON ROD PER M 71-3
- = 25' EASEMENT CENTERLINE
- ▲ = COMPUTED POINT
- () = RECORD PER M 26-35
- [] = RECORD PER M 71-3
- < > = RECORD PER INST. NO. 2005-15506

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-07

LINE	BEARING	DISTANCE	RECORD
L1	N42°42'41"E	7.61	
L2	N42°42'41"E	97.81	
L3	S38°51'45"E	69.14	(N39°17'W, 69.0')
L4	S34°14'03"E	70.78	
L5	S34°15'33"E	134.30	(N34°15'W, 205.2')
L6	S28°00'00"E	131.33	
L7	S28°00'00"E	71.47	
L8	S22°20'06"E	68.65	(N22°23'W, 68.7')
L9	S06°57'42"E	108.94	(N6°55'W, 109.0')
L10	S01°43'00"E	35.08	
L11	N00°26'53"E	151.71	
L12	N88°56'33"W	78.86	
L13	N14°26'34"E	43.23	
L14	N42°00'00"E	44.64	
L15	N71°12'33"E	40.98	
L16	S22°12'41"E	234.68	
L17	S13°33'14"W	13.55	
L18	S15°23'56"W	84.59	
L19	N37°32'50"W	34.19	
L20	N49°47'28"W	30.91	
L21	N37°41'39"W	35.04	
L22	N55°59'31"W	84.54	
L23	N45°46'13"W	133.08	
L24	N55°35'18"W	163.08	
L25	N55°35'18"W	22.65	
L26	N42°12'56"W	77.85	
L27	S34°43'35"E	86.74	
L28	S01°32'20"W	21.71	
L29	S01°32'20"W	61.61	
L30	S63°18'46"W	61.65	
L31	S00°19'21"E	32.77	
L32	S24°23'32"E	89.49	
L33	S38°48'40"E	61.63	
L34	N29°44'26"W	71.55	
L35	N03°47'22"W	47.70	
L36	N11°25'04"E	56.10	
L37	N63°18'46"E	65.08	
L38	N01°32'05"E	55.47	
L39	S67°47'19"W	55.24	
L40	S67°05'51"W	11.62	



NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	35°45'55"	135.13	84.35	N04°19'43"W	82.99
C2	16°37'44"	255.00	74.01	S05°14'22"W	73.75
C3	18°28'26"	205.00	66.10	N06°09'43"E	65.81
C4	127°03'14"	20.00	44.35	N78°55'33"E	35.81
C5	12°14'38"	523.05	111.77	N43°40'09"W	111.56
C6	12°05'48"	357.28	75.43	S43°44'34"E	75.29
C7	1°03'01"	255.00	4.67	S13°01'44"W	4.67
C8	56°54'38"	80.00	79.46	S84°26'50"E	76.24
C9	50°33'49"	126.61	111.74	N81°34'49"W	108.15
C10	96°23'44"	98.01	164.89	S23°20'44"W	146.12
C11	38°08'45"	50.00	33.29	N17°32'03"W	32.68

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

SCALE: 1" = 100'
 DATE: OCTOBER 19, 2007

FOR: SILICA RESEARCH & DEVELOPMENT
 581 LANCASTER DR. SE#45
 SALEM, OR 97301

JOB #: 06-018
 FILE: SILICA PARTITION.DWG
 SHEET 1 OF 1

2007-0157

2007-0157