COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-001721
NO FEE
00207752200800017210010013 01/31/2008 01:08:54 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION PLAT
LOCATED IN PALOS VERDE
SW 1/4 OF SECTION 1
T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED THIS 31ST DAY OF JANUARY 2007,
BY BARBARA E. NIELSEN, COUNTY CLERK, Lucy Thorson Deputy

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

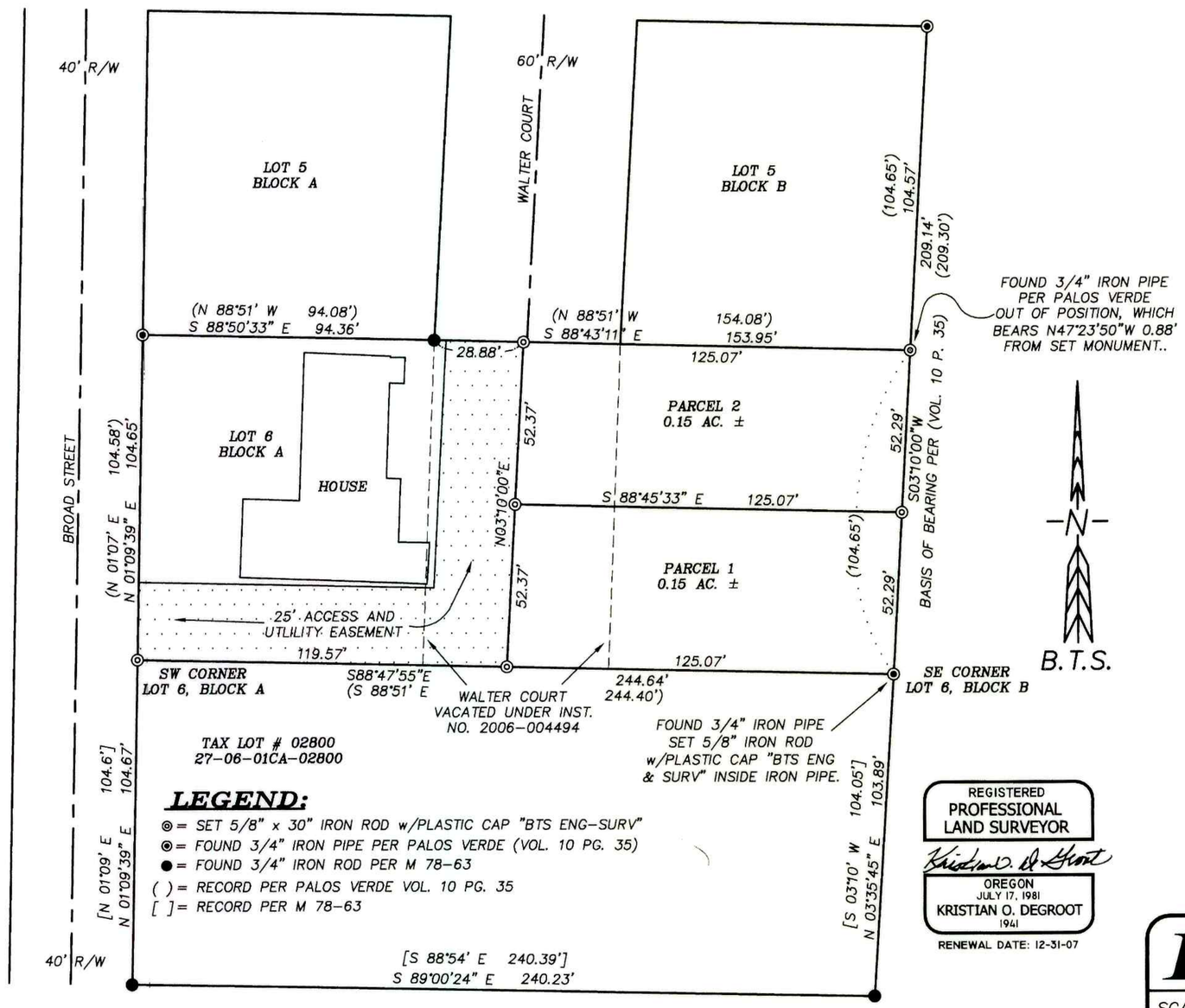
APPROVALS:

Keith L. Cubic — COUNTY PLANNING DIRECTOR — 1/30/08 DATE

Randy Smith — COUNTY SURVEYOR DEPUTY — 1-30-08 DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
PLANNING FILE NO. 06-019



LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
◉ = FOUND 3/4" IRON PIPE PER PALOS VERDE (VOL. 10 PG. 35)
● = FOUND 3/4" IRON ROD PER M 78-63
( ) = RECORD PER PALOS VERDE VOL. 10 PG. 35
[ ] = RECORD PER M 78-63

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 JOHN R. WEAVER 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 STATUES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

JOHN R. WEAVER

SEE CONSENT AFFIDAVIT FILED IN INSTRUMENT NO. 2008-005956 AS RECORDED IN DOUGLAS CO. DEED RECORDS.

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF April, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. WEAVER 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 368742
MY COMMISSION EXPIRES MAY 18, 2007

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:

LOT 6 BLOCK B OF PALOS VERDE, A SUBDIVISION RECORDED IN VOLUME 10, PAGE 35 OF THE SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH A PORTION OF WALTER COURT VACATED UNDER INSTRUMENT NO. 2006-004494 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, ALL OF WHICH IS HEREINAFTER DESCRIBED:

BEGINNING AT A 5/8" IRON ROD SET INSIDE OF A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK B OF SAID PALOS VERDE; THENCE N.88°47'55"W. ALONG THE SOUTH LINE OF SAID PALOS VERDE, 125.07 FEET TO A 5/8" IRON ROD; THENCE N.03°10'00"E., 104.74 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT PORTION OF WALTER COURT VACATED UNDER SAID INSTRUMENT NO. 2006-004494; THENCE S.88°43'11"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 6, 125.07 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE S.03°10'00"W. ALONG THE EAST LINE OF SAID LOT 6, 104.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE WEAVER PROPERTY, DESCRIBED IN INST.. NO. 91-07111 AND THAT PORTION OF WALTER COURT VACATED UNDER INSTRUMENT NO. 2006-004494, INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-019, AND TO CREATE A ACCESS AND UTILITY EASEMENT FOR PARCELS 1 & 2. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER PALOS VERDE AND M 78-63. THE BASIS OF BEARING IS THE EAST LINE BETWEEN THE SOUTHEAST CORNER OF LOT 6, BLOCK B AND THE NORTHEAST CORNER OF LOT 5 BLOCK B. THE NORTHEAST CORNER OF LOT 6 BLOCK B WAS SET BY PROPORTIONATE MEASUREMENT BETWEEN THE SOUTHEAST CORNER OF LOT 6 BLOCK B AND THE NORTHEAST CORNER OF LOT 5 BLOCK B, THE 3/4" PALOS VERDE IRON PIPE NOTED ON THE FACE OF THE MAP AT THE NORTHEAST CORNER OF LOT 6, BLOCK B, HAS BEEN DISTURBED AND IS NOT ACCEPTED AS A CONTROLLING CORNER. THE SOUTHWEST CORNER OF LOT 6 BLOCK A WAS SET BY PROPORTIONATE MEASUREMENT BETWEEN THE NORTHWEST CORNER OF LOT 6 BLOCK A AND THE SOUTHWEST CORNER OF TAX LOT 02800 PER THE M 78-63 RECORD. THE WEAVER PROPERTY WAS THEN PARTITIONED PER THE INSTRUCTIONS OF THE OWNER.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JARED CARPENTER, AND JOEL HERZBERG USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN 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. Correll — 1/31/08
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" = 30'	FOR: TIM SMITH	JOB #: 06-008
DATE: FEBRUARY 8, 2007	P.O. BOX 922	FILE: 06-008.DWG
	ROSEBURG, OREGON 97470	SHEET 1 OF 1

2008-0009

2008-0009