

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-016137
 NO FEE
 08/27/2008 12:20:52 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document.

PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT

LOCATED IN
 T.24S., R.3W., W.M., SECTION 31
 T.24S., R.4W., W.M., SECTIONS 25, 26, 35, & 36
 T.25S., R.3W., W.M., SECTIONS 6 & 7
 T.25S., R.4W., W.M., SECTIONS 1, 2, 12, & 13
 DOUGLAS COUNTY, OREGON

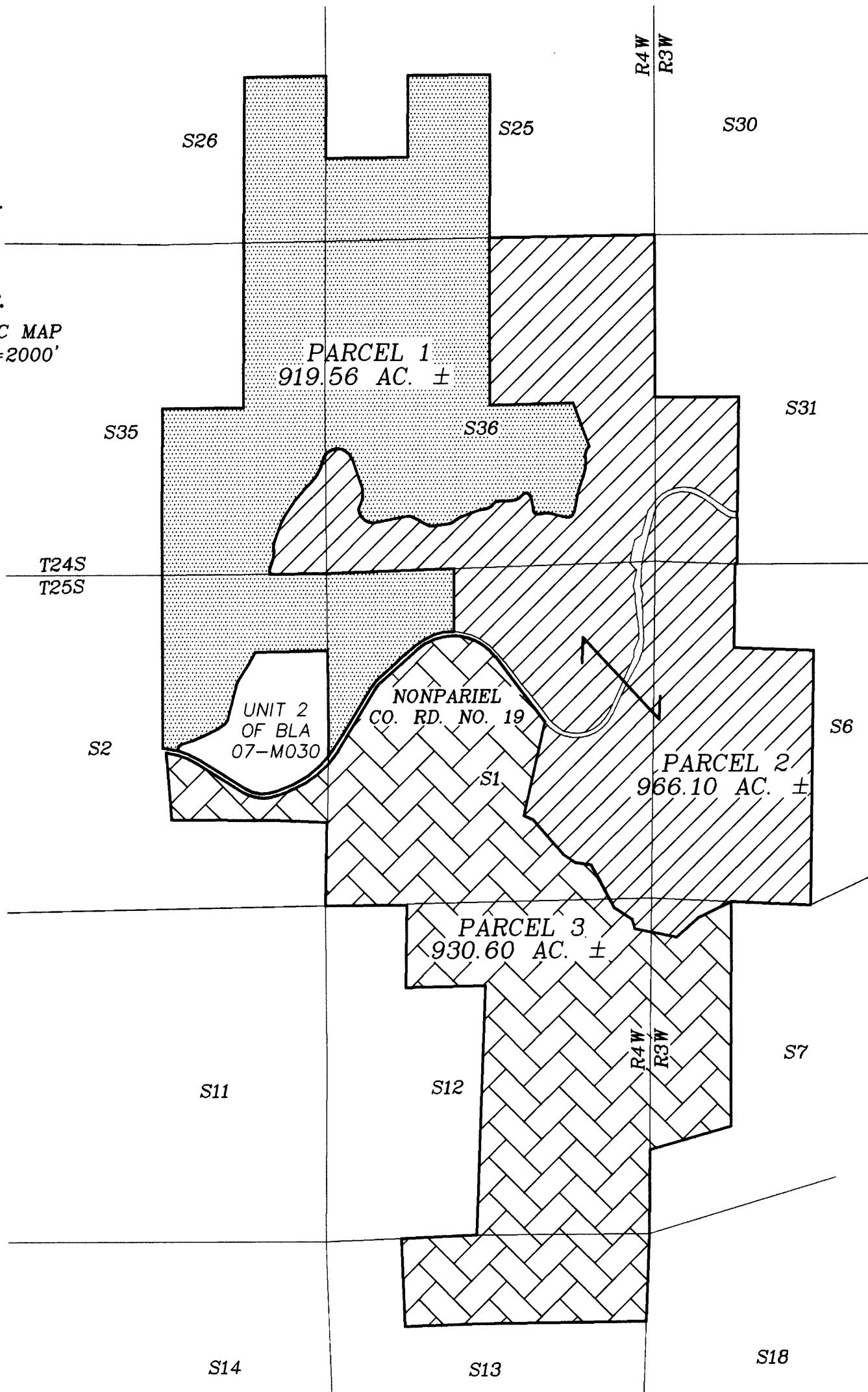


FILED THIS 27 DAY OF August 2008,
 BY BARBARA E. NIELSEN by *q. Hanson*
 COUNTY CLERK D2 puly

APPROVALS:

Keith L. Cubic 8/24/08
 COUNTY PLANNING DIRECTOR DATE
Randy Sant 8-26-08
 COUNTY SURVEYOR DEPUTY DATE

B.T.S.
 SCHEMATIC MAP
 SCALE 1"=2000'



ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE - GRAZING (FG)
 COMP. PLAN: AGRICULTURE (AGG), TIMBERLAND (TL),
 & FARM FOREST TRANSITIONAL (FFT)
 WATER: WELL & SPRING
 SEWER: SEPTIC
 PLANNING FILE NO. 04-161 & 07-M030

INDEX:

- SHEET 1 = COVER & INDEX PAGE
- SHEET 2 = CORNER INFORMATION
- SHEET 3 = PARCEL 1
- SHEET 4 = PARCEL 2
- SHEET 5 = PARCEL 3
- SHEET 6 = COUNTY ROAD
- SHEET 7 = UNIT 2 BLA 07-M030

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-09

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Cooney 8/27/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DOUGLAS COUNTY INC. 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, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT, AND HAS CAUSED THE 35 FOOT EASEMENTS TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

John J. Blodgett
 JOHN J. BLODGETT, VICE PRESIDENT



ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF August, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN J. BLODGETT AS VICE PRESIDENT OF DOUGLAS COUNTY INC., 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 HERUNTO 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 ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THE W 1/2 OF THE SW 1/4 OF SECTION 31, T.24S., R.3W., W.M.
 THE E 1/2 OF THE SE 1/4 OF SECTION 26, THE NE 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 25, THE E 1/2 OF THE NE 1/4 AND THE SE 1/4 OF SECTION 35 AND SECTION 36 ALL LYING IN T.24S., R.4W., W.M.
 THE NW 1/4 OF THE NW 1/4 AND THE S 1/2 OF THE NW 1/4 AND THE SW 1/4 OF SECTION 6, THE W 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 7, ALL LYING IN T.25S., R.3W., W.M.
 SECTION 1, THE NE 1/4 OF SECTION 2, THE NE 1/4 OF THE NW 1/4 AND THE E 1/2 OF SECTION 12, THE NE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE NE 1/4 IN SECTION 13, ALL LYING IN T.25S., R.4W., W.M.

THAT PORTION OF THE SE 1/4 OF SECTION 2, T.25S., R.4W., W.M., LYING NORTH OF COUNTY ROAD NO. 19. THAT PORTION OF THE SE 1/4 OF SECTION 2, T.25S., R.4W., W.M., LYING SOUTH OF COUNTY ROAD NO. 19 AND NORTH AND EAST OF THAT LINE SET FORTH IN THAT BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NO. 79-05054 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN A DEED TO RICHARD WILKEN AS RECORDED IN INSTRUMENT NO. 2008-002677 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN A DEED TO DOUGLAS COUNTY AS RECORDED IN INSTRUMENT NO. 68-12713 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THAT PART LYING WITHIN COUNTY ROAD NO. 19.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 AND A PORTION OF PARCEL 2 OF LAND PARTITION 1999-0028 A & B INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE 04-161. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 146-4, M 139-73, M 138-6 M 137-57, M 74-57, M 56-3, C.S. FILE NO. 55/195-2, 1968 DOUGLAS COUNTY ROAD DEPARTMENT PLANS, AND THE PLSS MONUMENTS NOTED THE IN CORNER DESCRIPTIONS. THE CENTER EAST 1/16 CORNER OF SECTION 26, THE CENTER 1/4 CORNER AND CENTER EAST 1/16 CORNER OF SECTION 36 AND THE 1/4 CORNER COMMON TO SECTION 36 AND SECTION 1 WERE ESTABLISHED UNDER THIS SURVEY. THE NONPARIEL COUNTY ROAD NO. 19 RIGHT OF WAY WAS COMPUTED AND CONTROLLED BY RIGHT OF WAY MONUMENTS FOUND PER THE 1968 DOUGLAS COUNTY ROAD DEPARTMENT PLANS. RIGHT OF WAY MONUMENTS FOUND 40' RT. OF STATION 167+50 AND 40' RT. STATION 170+75.57 WERE OUT OF POSITION AND WERE NOT ACCEPTED. THE BOUNDARY LINES BETWEEN PARCELS 1, 2, & 3 WERE ESTABLISHED AS DIRECTED BY THE OWNERS.

A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS AND ALONG BOUNDARY LINES POSTED. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCRP 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. EXISTING GPS CONTROL POINTS ESTABLISHED UNDER M 137-57 AND M 146-4 WERE RE-OBSERVED AND THEN THE M 137-57/M 146-4 PROJECT CONTROL NETWORK WAS ADJUSTED, SCALED AND ROTATED INTO THE NEW SURVEY CONTROL NETWORK CREATED FOR THIS PROJECT. M 137-57 AND M 146-4 MONUMENTS WERE NOT RETIED UNDER THIS SURVEY AND THE MINOR DISTANCE DISCREPANCIES ARE A RESULT OF THE RESPECTIVE ELEVATION AND GRID FACTORS OF THE TWO NETWORKS. THE THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JOEL HERZBERG, RICK SANFORD, SCOTT McCURDY, AND TONY BELLANDO WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT, AND JOEL HERZBERG.

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

SCALE: 1" = 2000'	FOR: DOUGLAS COUNTY INC. PO BOX 848 WINCHESTER, OR 97495	JOB #: 04-119 FILE: 04-119 Hunt Ranch LP09.DWG SHEET 1 OF 7
DATE: AUGUST 8, 2008		

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