

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2008-016201
 NO FEE
 08/28/2008 11:57:54 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document



PARTITION PLAT

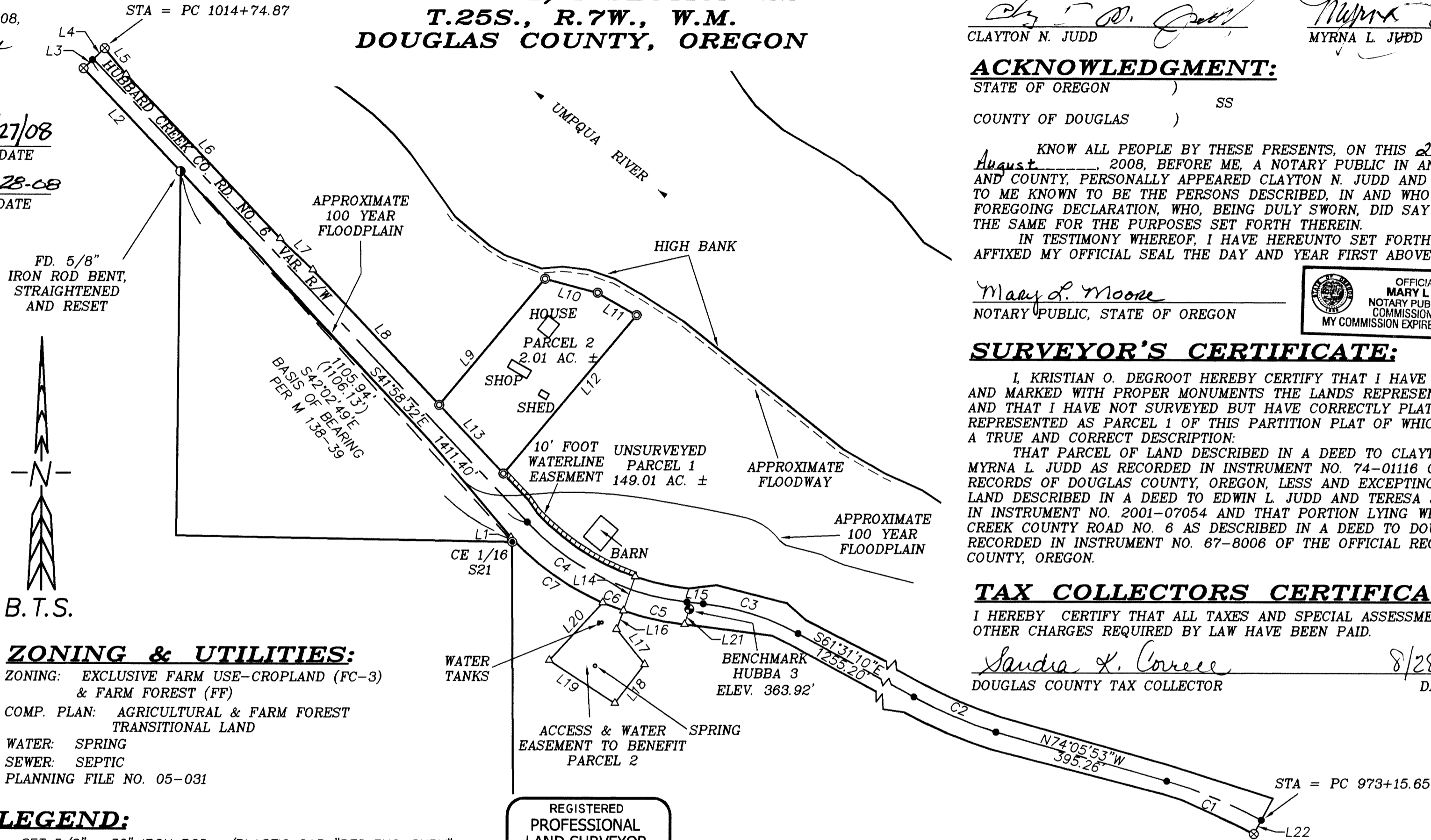
LOCATED IN
 NE & SE 1/4 SECTION 21
 SE & SW 1/4 SECTION 22
 T.25S., R.7W., W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 28th DAY OF AUGUST 2008,
 BY BARBARA E. NIELSEN, COUNTY CLERK

APPROVALS:

Keith L. Cubie
 COUNTY PLANNING DIRECTOR
 DATE: 8/27/08
Romy Wan
 COUNTY SURVEYOR
 DATE: 8-28-08

- L1 N17°32'49"W 10.19
- L2 N43°20'36"W 314.91
- L3 S46°32'29"W 30.00
- L4 S46°32'29"W 34.99
- L5 N39°30'43"W 75.18
- L6 N43°19'10"W 500.38
- L7 S46°10'55"E 100.12
- L8 N43°19'10"W 411.88
- L9 S39°59'26"W 366.48
- L10 N75°09'05"W 120.85
- L11 S60°14'15"E 100.00
- L12 S39°59'26"W 459.96
- L13 N43°19'10"W 209.24
- L14 N18°57'47"E 80.00
- L15 N83°48'44"W 36.62
- L16 S20°26'27"W 43.88
- L17 S38°32'02"E 99.65
- L18 N37°19'26"E 108.62
- L19 N56°50'19"W 173.84
- L20 N42°42'27"E 174.61
- L21 N18°27'24"E 35.40
- L22 S28°28'39"W 35.00



ZONING & UTILITIES:
 ZONING: EXCLUSIVE FARM USE-CROPLAND (FC-3) & FARM FOREST (FF)
 COMP. PLAN: AGRICULTURAL & FARM FOREST TRANSITIONAL LAND
 WATER: SPRING
 SEWER: SEPTIC
 PLANNING FILE NO. 05-031

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - ⊗ = FOUND 5/8" IRON ROD PER 1967 DOUGLAS COUNTY RD. PLANS
 - ⊙ = FOUND 5/8" IRON ROD PER M 138-39
 - ⊙ = FOUND 5/8" IRON ROD PER M 40-19
 - △ = COMPUTED POINT NOT SET
 - = COMPUTED CENTERLINE POINT NOT SET
 - () = RECORD PER M 138-39

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON JULY 17, 1981
 KRISTIAN O. DEGROOT 1941
 RENEWAL DATE: 12-31-09

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 74-01116 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. 05-031. THE HUBBARD CREEK COUNTY ROAD NO. 6B RIGHT OF WAY WAS COMPUTED PER THE 1967 DOUGLAS COUNTY ROAD PLANS FROM MONUMENTS FOUND AT STATION PC 1014+74.87 AND PC 973+15.65 BY APPLYING A 1.00077091 SCALE FACTOR AND ROTATING THE RIGHT OF WAY BETWEEN THE THREE SAID MONUMENTS. THE APPROXIMATE 100 YEAR FLOODPLAIN AND FLOODWAY WERE SCALED FROM FEMA PANEL NO. 410059 0520 A. PARCEL 2 WAS THEN MONUMENTED ON THE NORTHERLY RIGHT OF WAY LINE AS DIRECTED BY THE OWNERS INSTRUCTIONS. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, SCOTT MCCURDY, RICK SANFORD, AND JOEL HERZBERG USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CLAYTON N. JUDD AND MYRNA L. JUDD ARE THE OWNERS 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 DO HEREBY CAUSE THAT ACCESS AND WATER EASEMENT AND THAT 10 FOOT WATERLINE EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.
 Clayton N. Judd Myrna L. Judd

ACKNOWLEDGMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF August 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CLAYTON N. JUDD AND MYRNA L. JUDD 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

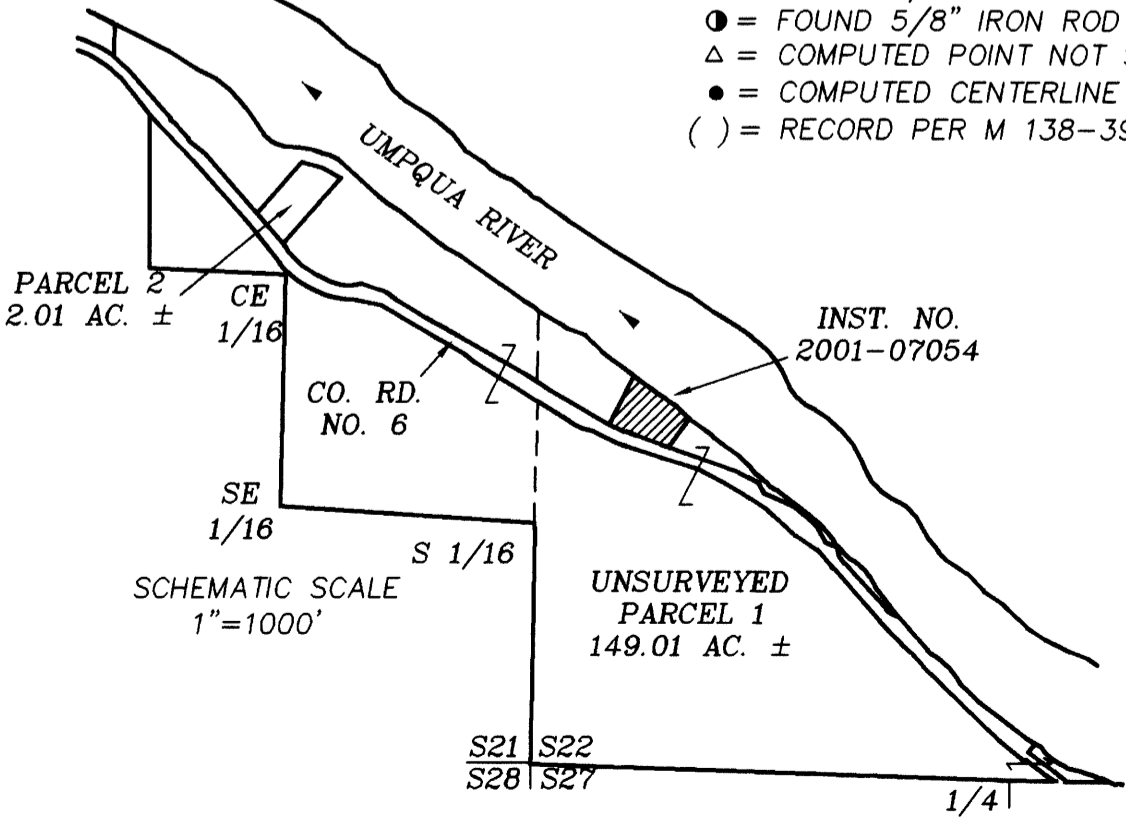


SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED AS PARCEL 1 OF THIS PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN A DEED TO CLAYTON N. JUDD AND MYRNA L. JUDD AS RECORDED IN INSTRUMENT NO. 74-01116 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO EDWIN L. JUDD AND TERESA JUDD AS RECORDED IN INSTRUMENT NO. 2001-07054 AND THAT PORTION LYING WITHIN HUBBARD CREEK COUNTY ROAD NO. 6 AS DESCRIBED IN A DEED TO DOUGLAS COUNTY AS RECORDED IN INSTRUMENT NO. 67-8006 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Corneil
 DOUGLAS COUNTY TAX COLLECTOR
 DATE: 8/28/08



NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	12°34'43"	1042.54	228.88	N67°48'31"W	228.42
C2	10°54'43"	1042.54	198.55	S66°58'32"E	198.25
C3	22°17'34"	573.40	223.10	N72°39'57"W	221.70
C4	40°29'34"	573.40	405.24	S63°33'57"E	396.86
C5	12°46'32"	623.40	139.00	N77°25'29"W	138.71
C6	4°33'23"	623.40	49.57	N68°45'31"W	49.56
C7	23°09'40"	623.40	252.00	N54°54'00"W	250.29

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

SCALE: 1" = 200'
 DATE: AUGUST 7, 2008

FOR: RICHARD & ANGELA TUSTIN
 4345 HUBBARD CREEK ROAD
 UMPQUA, OR 97486

JOB #: 08-047
 FILE: 08-047 Tustin Sur.DWG
 SHEET 1 OF 1

2008-0062

2900-8002