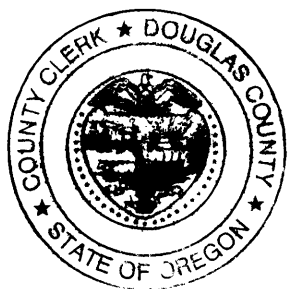


# PARTITION PLAT

LOCATED IN THE  
 NW & SW 1/4 OF SECTION 14  
 T.27S., R.5W., W.M.  
 DOUGLAS COUNTY, OREGON

FILED THIS 15<sup>th</sup> DAY OF September 2008, 8:56 a.m.

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



**APPROVALS:**

*Keith J. Cubie* 9/8/08  
 COUNTY PLANNING DIRECTOR DATE  
*Randy Smith* 9-9-08  
 COUNTY SURVEYOR DEPUTY DATE

**ZONING & UTILITIES:**  
 ZONING: EXCLUSIVE FARM USE - GRAZING (FG)  
 COMP. PLAN: AGRICULTURAL (AGG)  
 WATER: WELL  
 SEWER: SEPTIC  
 PLANNING FILE NO. 06-017

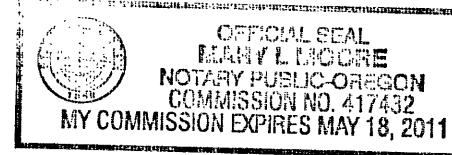
**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT DAN B. DAWSON AND BREANNE M. DAWSON ARE CONTRACT PURCHASERS AND THELMA L. ALLEN 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 25 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED APPURTENANT TO PARCEL 1, PARCEL 2 AND PARCEL 3, AND DOES HEREBY CAUSE THE 15 FOOT WIDE UNDERGROUND POWER LINE EASEMENT SHOWN HEREON TO BE CREATED APPURTENANT TO PARCEL 2 AND PARCEL 3. SAID DECLARANTS ALSO HEREBY CAUSE THE "PARCEL 2 ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT" AND THE "PARCEL 3 ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT" AS SHOWN ON THE FACE OF THIS LAND PARTITION TO BE CREATED FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEMS APPURTENANT TO SAID PARCEL 2 AND PARCEL 3 AND FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE EASEMENT AREAS AS PLATTED HEREON SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE TO SAID SYSTEM.

*Dan B. Dawson Breanne M. Dawson Thelma L. Allen*  
 DAN B. DAWSON BREANNE M. DAWSON THELMA L. ALLEN

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS



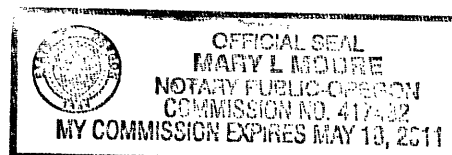
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15<sup>th</sup> DAY OF May, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAN B. DAWSON AND BREANNE M. DAWSON TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, 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

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28<sup>th</sup> DAY OF August, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THELMA L. ALLEN TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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.

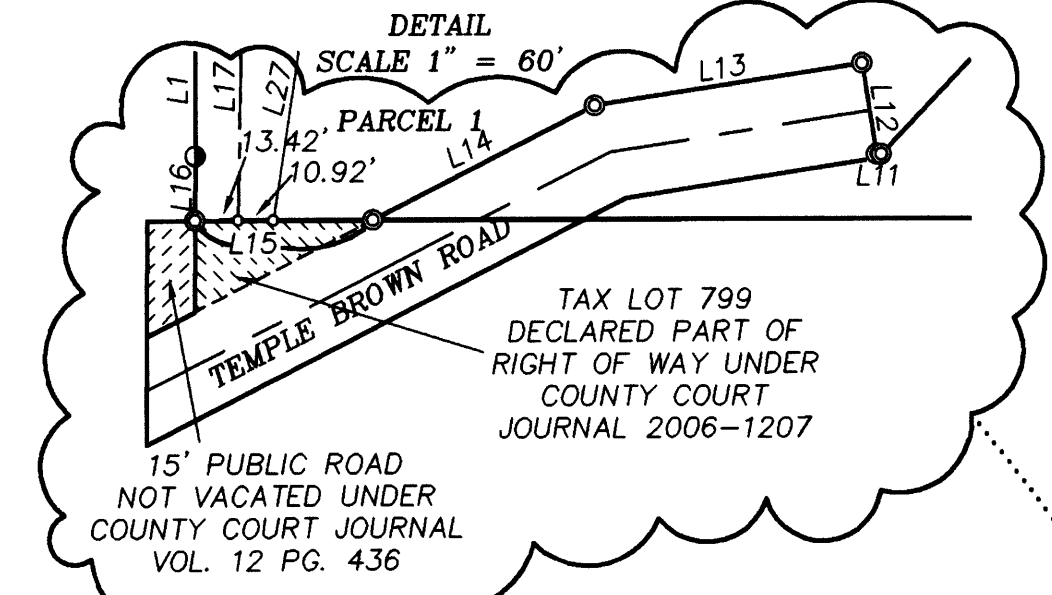
*Mary L. Moore*  
 NOTARY PUBLIC, STATE OF OREGON

**SURVEYOR'S CERTIFICATE:**

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THE PARCEL LAND DESCRIBED IN A REAL ESTATE CONTRACT TO DAN B. DAWSON AND BREANNE M. DAWSON AS RECORDED IN INSTRUMENT NO. 2005-014979 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

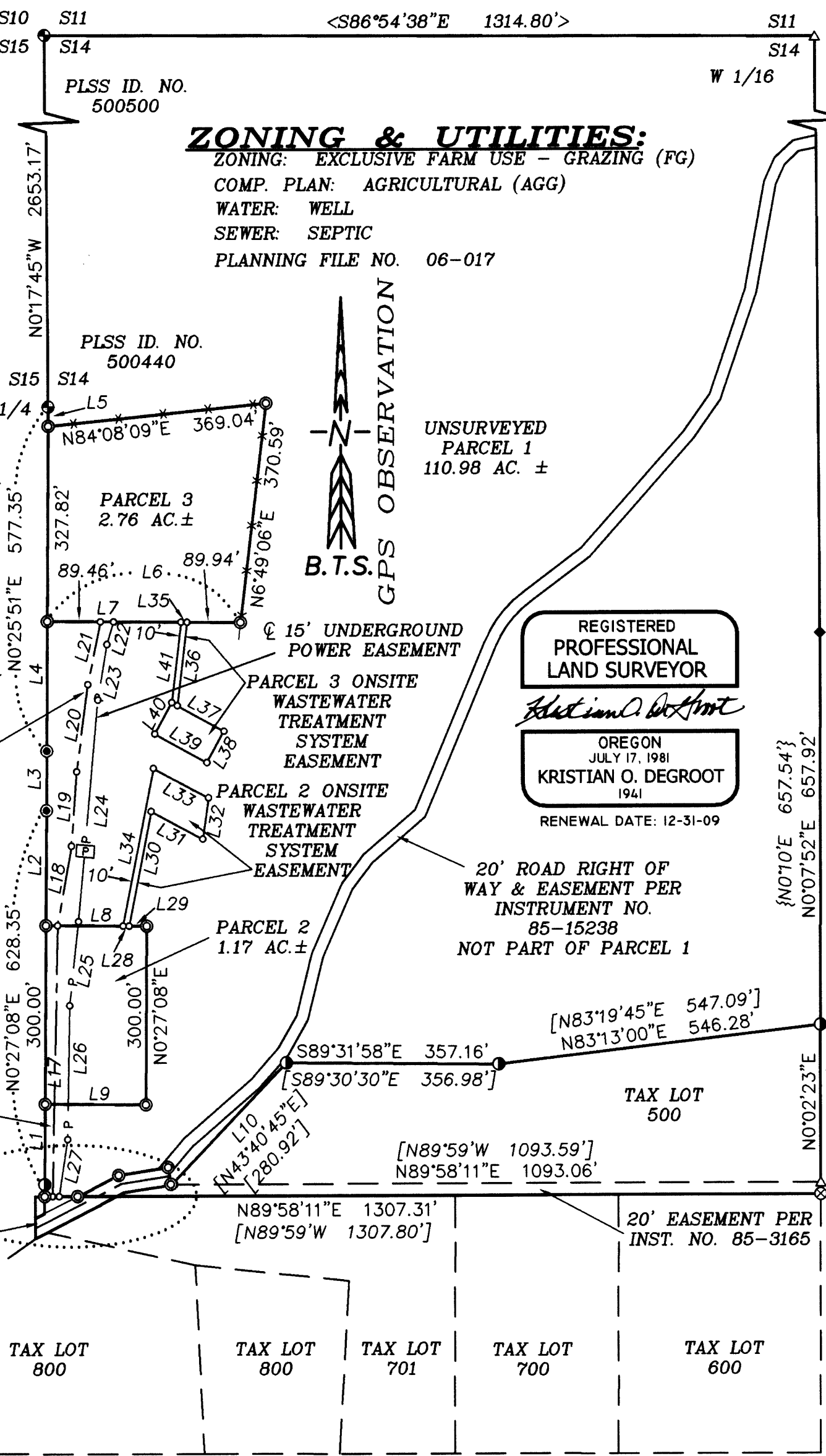
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE DAWSON PROPERTY INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. 06-017. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER CS 55/46-2, AND M 136-30, CS 58/15-1, M 54-23, AND VOL 4 PG. 72. THE RIGHT OF WAY FOR TEMPLE BROWN ROAD WAS COMPUTED AND MONUMENTED PER ROAD RECORD 8 PAGE 403. THAT PORTION OF LOT 9 OF DEER CREEK ORCHARD TRACTS, PLAT "A" LYING NORTH OF TEMPLE BROWN ROAD WAS FORECLOSED ON FOR NON PAYMENT OF TAXES BY DOUGLAS COUNTY UNDER INSTRUMENT NO. 86-16531 AND WAS SUBSEQUENTLY DECLARED A PORTION OF THE TEMPLE BROWN ROAD RIGHT OF WAY UNDER CJ 2006-1207. UNDER CCJ VOL 12 PG. 436 THAT 30 FOOT WIDE PUBLIC ROAD AS SET FORTH UNDER DEER CREEK ORCHARD TRACTS, PLAT "A" LYING BETWEEN LOTS 9, 10, 11, 12, & 13 WAS VACATED AND THAT PORTION LYING ADJACENT TO LOT 14 WAS NOT VACATED AND REMAINS A PUBLIC ROAD. PARCEL 2 AND PARCEL 3 WERE THEN MONUMENTED NON RESOURCE PARCELS PER PLANNING FILE NO. 06-017. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, SCOTT McCURDY, AND RICK SANFORD USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.



NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N0°27'08"E	135.18'	L21	N11°32'45"E	107.57'
L2	N0°27'08"E	193.17'	L22	N16°32'25"E	39.77'
L3	N0°26'45"E	100.04'	L23	N9°26'06"E	94.34'
	(N0°32'52"E)	(100.00')	L24	N5°12'45"E	373.46'
L4	N0°25'51"E	217.35'	L25	N6°11'35"E	141.94'
L5	N0°25'51"E	32.14'	L26	N1°03'50"E	224.98'
L6	N89°43'09"W	325.59'	L27	N8°45'08"E	96.87'
L7	N89°43'09"W	22.30'	L28	S89°32'52"E	10.18'
L8	S89°32'52"E	170.00'	L29	S89°32'52"E	29.82'
L9	S89°32'52"E	170.00'	L30	N11°09'50"E	196.16'
L10	N43°33'46"E	280.97'	L31	S61°48'33"E	98.49'
L11	S89°58'11"W	1.51'	L32	N8°04'29"E	70.00'
L12	N8°53'29"W	28.71'	L33	S61°48'33"E	105.00'
L13	S81°06'31"W	84.59'	L34	S11°09'50"W	269.85'
L14	S62°58'31"W	77.84'	L35	N89°43'09"W	10.06'
L15	S89°58'11"W	55.41'	L36	S6°45'26"W	140.97'
L16	N0°27'08"E	20.00'	L37	S61°13'41"E	89.21'
	(S0°19'21"W)	(19.95')	L38	S28°46'19"W	60.00'
L17	N1°13'39"E	455.11'	L39	N61°13'41"W	100.00'
L18	N10°07'36"E	135.65'	L40	N28°46'19"E	60.00'
L19	N4°11'27"E	125.17'	L41	N6°45'26"E	135.82'
L20	N7°30'43"E	147.57'			

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊙ = FOUND 2 1/2" BRASS CAP & ACCESSORIES AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER CS 55/46-2
- ⊙ = FOUND 5/8" IRON ROD PER M 136-30
- ⊙ = FOUND 5/8" IRON ROD PER CS 58/15-1
- ⊙ = FOUND 1/2" IRON ROD PER M 54-23
- ⊙ = FOUND 1" IRON ROD PER DEER CREEK ORCHARD TRACT "A" (VOL. 4 PG. 72)
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT NOT SET
- ☐ = POWER VAULT
- { } = RECORD PER CS 58/15-1
- ( ) = RECORD PER M 136-30
- < > = RECORD PER RM 1-66
- [ ] = RECORD PER CS 55/46-2
- x - x - = EXISTING FENCE LINE



**TAX COLLECTORS CERTIFICATE:**

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

*Sandra K. Covee* 9/12/08  
 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" = 200'	FOR: DAN & BREANNE DAWSON	JOB #: 07-078
DATE: MAY 5, 2008	406 TEMPLE BROWN RD.	FILE: 07-078 DAWSON.DWG
	ROSEBURG, OREGON 97470	SHEET 1 OF 1

2008-0065

2008-0065