

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-018569
 NO FEE
 10/08/2008 02:04:18 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT
 LOCATED IN LOT 16 PLAT "H"
 ROSEBURG HOME ORCHARD TRACTS
 NE 1/4 OF SECTION 10
 T.28S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

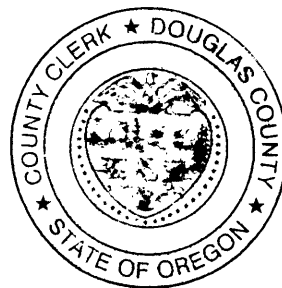
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT ROYCE ALEXANDER AND KATHERINE JEAN ALEXANDER ARE THE OWNERS 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, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND DO HEREBY CAUSE THAT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 AND DO HEREBY CAUSE THAT 15 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

Royce Alexander
 ROYCE ALEXANDER

Katherine Jean Alexander
 KATHERINE JEAN ALEXANDER

FILED THIS 8th DAY OF October 2008,
 BY BARBARA E. NIELSEN
 COUNTY CLERK



APPROVALS:

Keith L. Cubie
 COUNTY PLANNING DIRECTOR

10/2/08
 DATE

Ramy We
 COUNTY SURVEYOR

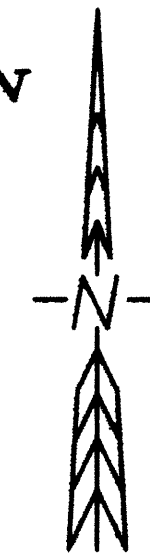
10-3-08
 DATE

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree
 DOUGLAS COUNTY TAX COLLECTOR

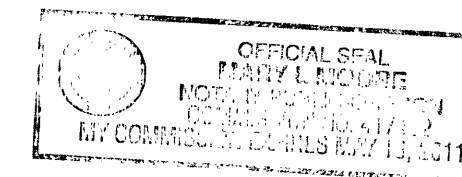
10/06/08
 DATE



B.T.S.

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF September 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROYCE ALEXANDER AND KATHERINE JEAN ALEXANDER 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 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



NO.	BEARING	DISTANCE
L1	S0°27'59"E	25.00
L2	S0°27'59"E	24.46
L3	N89°32'01"E	25.00
L4	S0°27'59"E	25.53
L5	S0°27'59"E	25.06

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	90°56'12"	20.00	31.74	N45°00'07"E	28.51
C2	89°03'48"	20.00	31.09	S44°59'53"E	28.05

FIRE CODE COMPLIANCE AGREEMENT

PARCELS 1, 2 AND 3 ARE SUBJECT TO THAT AGREEMENT AND DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS SET FORTH IN INSTRUMENT NO. 2008-017772 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:

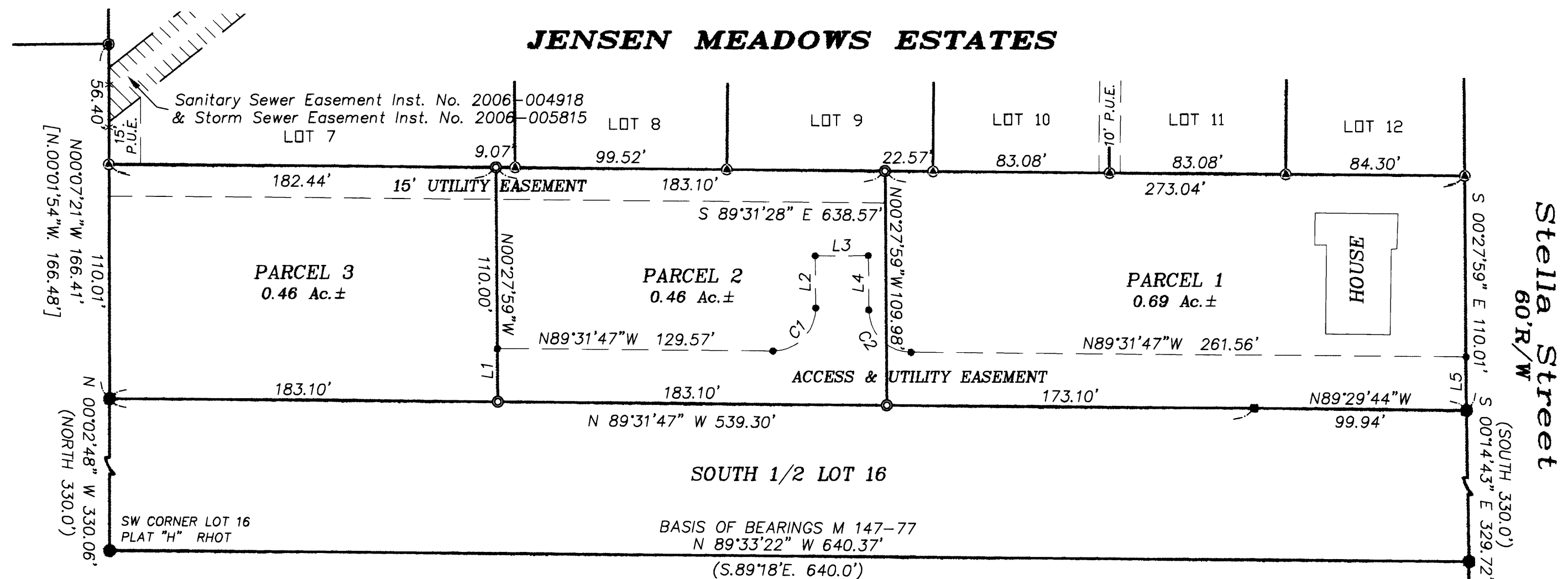
THAT PARCEL OF LAND DESCRIBED IN A DEED TO ROYCE ALEXANDER AND KATHERINE JEAN ALEXANDER AS RECORDED IN INSTRUMENT NO. 71-6424 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ALEXANDER PROPERTY DESCRIBED INSTRUMENT NO. 71-6424 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-223. THE BOUNDARIES OF INSTRUMENT NO. 71-6424 WERE RESOLVED UNDER THE PLAT OF JENSEN MEADOWS ESTATES (VOL. 22, PG. 48 A&B). THE NORTH LINE IS CONTROLLED BY MONUMENTS FOUND PER JENSEN MEADOWS ESTATES. THE SOUTH LINE IS CONTROLLED BY MONUMENTS FOUND PER CS 43/186 AND CS 51/94. PARCELS 1, 2 AND 3 WERE THEN MONUMENTED AS DIRECTED BY THE OWNER. THE ACCESS AND UTILITY EASEMENT SHOWN HEREON HAS BEEN APPROVED BY DOUGLAS COUNTY FIRE DISTRICT NO. 2 AND MEETS THE CURRENT FIRE APPARATUS ACCESS STANDARDS AS REFERENCED IN INSTRUMENT NO. 2008-017772.

THIS SURVEY IS BASED UPON THE JENSEN MEADOWS CONTROL SURVEY NETWORK AND WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG USING A LEICA TCRP 1203 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

JENSEN MEADOWS ESTATES



LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD PER CS 43/186
- ⊙ = FOUND 5/8" IRON ROD PER ROLLING HILLS ESTATES SUBD. 8th ADD. (VOL. 18, PG. 5)
- ⊕ = FOUND 5/8" IRON ROD PER JENSEN MEADOWS ESTATES (VOL. 22, PG. 48 A&B)
- = COMPUTED EASEMENT POINT
- () = RECORD PER CS 43/186
- [] = RECORD PER ROLLING HILLS ESTATES SUBD. 8th ADD. (VOL. 18, PG. 5)

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: RESIDENTIAL MEDIUM DENSITY (RMD)
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 06-223

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

SCALE: 1" = 50'
 DATE: SEPTEMBER 4, 2008

FOR: ROYCE & KATHERINE ALEXANDER
 4456 STELLA STREET
 ROSEBURG, OREGON 97470

JOB #: 07-014
 07-014 Partition.dwg
 SHEET 1 OF 1

2008-0072

2100-8002