

PARTITION PLAT

PARCEL 3, 1994-0113

LOCATED IN THE NE 1/4 OF SECTION 7 T.30S., R.5W., W.M. DOUGLAS COUNTY, OREGON

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER GENTRY ESTATES VOL. 22 PG. 10 A&B
- ⊙ = FOUND 5/8" IRON ROD PER HARRIS ESTATES VOL. 23 PG. 4
- ⦿ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1994-0113 A&B
- ▲ = FOUND 1" IRON PIPE PER SCHMOLL PLAT "A" VOL. 8 PG. 32
- ⊗ = FOUND 5/8" IRON ROD PER PARTITION PLAT 2001-76
- △ = COMPUTED POINT NOT SET
- () = RECORD PER PARTITION PLAT 1994-0113 A&B
- [] = RECORD PER GENTRY ESTATES VOL. 22 PG 10 A&B
- { } = RECORD PER M 133-31
- < > = RECORD PER HARRIS ESTATES VOL. 23 PG 4
- (()) = RECORD PER PARTITION PLAT 2001-0076

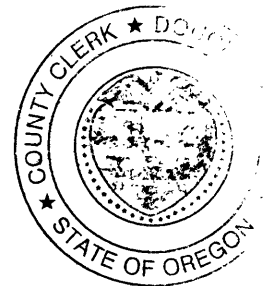
FILED THIS 16th DAY OF October 2008, 8:46 A.M.

BY BARBARA E. NIELSEN
 COUNTY CLERK *By Helo Johnson Deputy*

APPROVALS:

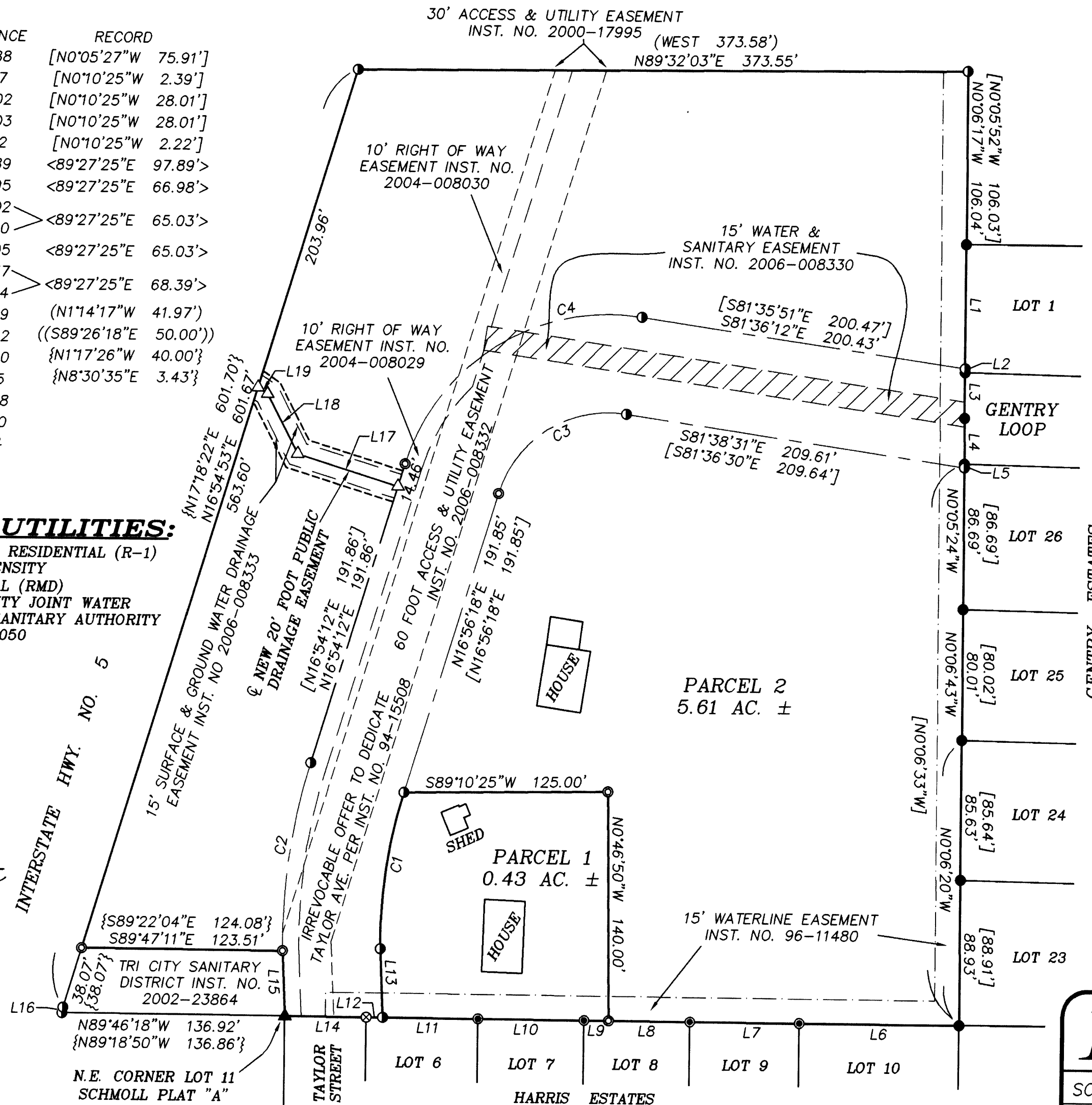
Kathleen Cubic 10/6/08
 COUNTY PLANNING DIRECTOR DATE

Ramsey Wan 10-7-08
 COUNTY SURVEYOR DATE



NO.	BEARING	DISTANCE	RECORD
L1	N0°05'28"W	75.88	[N0°05'27"W 75.91']
L2	N0°08'29"W	2.37	[N0°10'25"W 2.39']
L3	N0°00'32"E	28.02	[N0°10'25"W 28.01']
L4	N0°19'20"W	28.03	[N0°10'25"W 28.01']
L5	N1°12'15"W	2.22	[N0°10'25"W 2.22']
L6	N89°48'12"W	97.89	<89°27'25"E 97.89>
L7	N89°50'57"W	66.95	<89°27'25"E 66.98>
L8	N89°51'39"W	50.02	<89°27'25"E 65.03>
L9	N89°51'39"W	15.00	<89°27'25"E 65.03>
L10	N89°48'50"W	65.05	<89°27'25"E 65.03>
L11	N89°49'52"W	58.37	<89°27'25"E 68.39>
L12	S89°56'40"W	10.04	<89°27'25"E 68.39>
L13	S2°37'43"E	41.99	{N1°14'17"W 41.97'}
L14	N89°51'30"W	50.02	{S89°26'18"E 50.00'}
L15	S2°37'43"E	40.00	{N1°17'26"W 40.00'}
L16	N8°51'13"E	3.45	{N8°30'35"E 3.43'}
L17	N72°42'28"W	64.58	
L18	N27°24'57"W	41.10	
L19	N56°23'30"W	7.14	

30' ACCESS & UTILITY EASEMENT
 INST. NO. 2000-17995 (WEST 373.58')
 N89°32'03"E 373.55'



ZONING & UTILITIES:

ZONING: SINGLE-FAMILY RESIDENTIAL (R-1)
 COMP. PLAN: MEDIUM DENSITY
 RESIDENTIAL (RMD)
 WATER & SEWER: TRI-CITY JOINT WATER
 AND SANITARY AUTHORITY
 PLANNING FILE NO. 08-050

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

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT TAMMY L. OGDEN AND TAMMY L. OGDEN AS TRUSTEE FOR TRENTON TIMOTHY OGDEN 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, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY DEDICATE THAT 20 FOOT DRAINAGE EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Tammy L. Ogden
 TAMMY L. OGDEN

Tammy L. Ogden Trustee
 TAMMY L. OGDEN, TRUSTEE

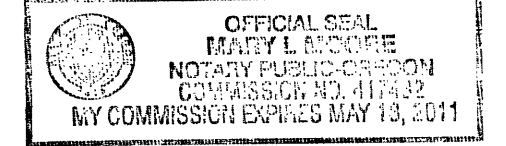
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF September 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TAMMY L. OGDEN AND TAMMY L. OGDEN AS TRUSTEE FOR TRENTON TIMOTHY OGDEN 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 ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 PARCEL 3 OF PARTITION PLAT 1994-0113 AS RECORDED IN INSTRUMENT NO. 2000-17995, AND LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO TRI CITY SANITARY DISTRICT AS RECORDED IN INST. NO. 2002-23864 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF LAND PARTITION PLAT 1994-0113 A&B INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 08-050. PARCEL 3 WAS CONTROLLED BY MONUMENTS FOUND PER 1994-0113 A&B, GENTRY ESTATES, AND HARRIS ESTATES. THE NORTH LINE OF THE TRI CITY SANITARY DISTRICT PROPERTY (INST. NO. 2002-23864) WAS RE-MONUMENTED PER M 133-31 RECORD DISTANCE. PARCEL 1 WAS THEN MONUMENTED PER THE OWNERS INSTRUCTIONS. 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 TCSP 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, SCOTT McCURDY, AND RICK SANFORD WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT, 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. Creech 10/15/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	18°36'24"	299.26	97.18	S7°59'19"W	96.76
	[18°36'09"]	299.26	97.16	S8°00'05"W	96.74]
C2	18°37'32"	359.26	116.79	S7°58'15"W	116.27
	[18°37'33"]	359.26	116.79	S7°57'11"W	116.27]
C3	82°23'54"	70.00	100.67	S57°36'34"W	92.21
	[82°31'41"]	70.00	100.83	S57°35'05"W	92.33]
C4	82°03'16"	130.00	186.18	S57°38'42"W	170.67
	[82°03'33"]	130.00	186.19	S57°40'30"W	170.68]

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

SCALE: 1" = 60'
 DATE: AUGUST 26, 2008

FOR: TIMOTHY & TAMMY OGDEN
 278 TAYLOR STREET
 MYRTLE CREEK, OR 97457

JOB #: 08-064
 FILE: 08-064 Ogdan Partition.DWG
 SHEET 1 OF 1

2008-0073

2008-0073