

1600-0091

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-021820
NO FEE
12/11/2008 02:47:14 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION PLAT

LOCATED IN THE
SE 1/4 OF SECTION 30
T.26S., R.3W., W.M.
DOUGLAS COUNTY, OREGON



FILED THIS 11th DAY OF December 2008,
BY BARP RAE NIELSEN, Deputy
COUNTY CLERK

APPROVALS:

Keith J. Cubic 12/9/08
COUNTY PLANNING DIRECTOR DATE
Randy Wan 12-10-08
COUNTY SURVEYOR DATE

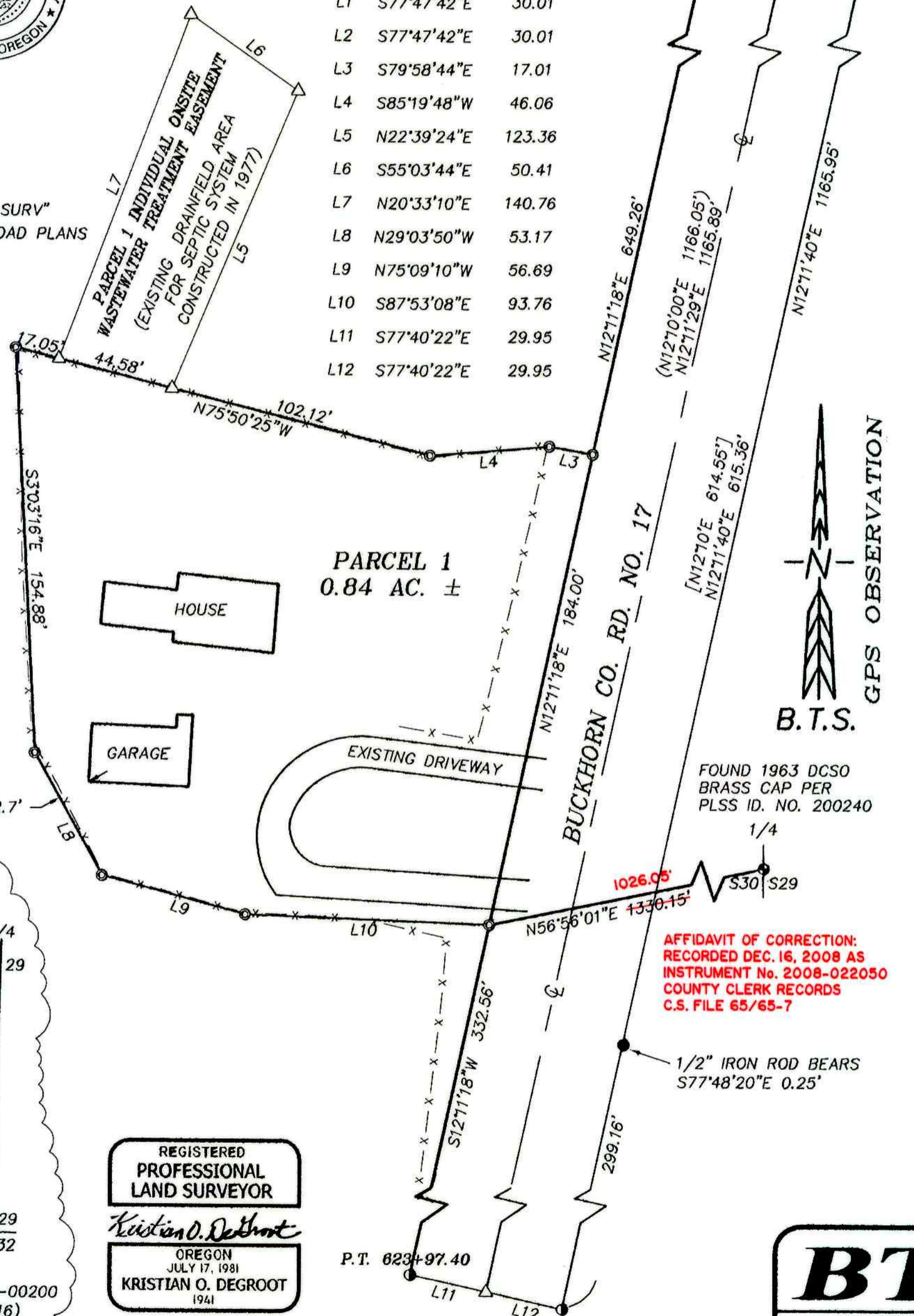
LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD PER 1964 DOUGLAS COUNTY ROAD PLANS
- = FOUND 1/2" IRON ROD PER M 58-48
- △ = COMPUTED POINT
- x - x - = EXISTING FENCE LINE
- () = RECORD PER 1964 COUNTY ROAD PLANS
- [] = RECORD PER M 58-48

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
RURAL RESIDENTIAL-2 (RR)
COMP. PLAN: AGRICULTURE (AGG)
RURAL COMMITTED 2-ACRE (RC2)
WATER: GLIDE WATER DISTRICT
SEWER: SEPTIC
PLANNING FILE NO. 08-071

NO.	BEARING	DISTANCE
L1	S77°47'42"E	30.01
L2	S77°47'42"E	30.01
L3	S79°58'44"E	17.01
L4	S85°19'48"W	46.06
L5	N22°39'24"E	123.36
L6	S55°03'44"E	50.41
L7	N20°33'10"E	140.76
L8	N29°03'50"W	53.17
L9	N75°09'10"W	56.69
L10	S87°53'08"E	93.76
L11	S77°40'22"E	29.95
L12	S77°40'22"E	29.95



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SHRUM & WRIGHT RANCH, A PARTNERSHIP, 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 DOES HEREBY CAUSE THAT INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT AS SHOWN AND DESCRIBED HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1

Randall D. Shrum RANDALL D. SHRUM, PARTNER
Terry Donald Wright TERRY DONALD WRIGHT, PARTNER
Andrew M. Shrum ANDREW M. SHRUM, PARTNER, BY RANDALL D. SHRUM, ATTORNEY IN FACT, INST. NO. 2008-020710

INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT:

A NONEXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 1 INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF November 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDALL D. SHRUM, RANDALL D. SHRUM AS ATTORNEY IN FACT FOR ANDREW M. SHRUM, AND TERRY DONALD WRIGHT AS PARTNERS OF THE SHRUM & WRIGHT RANCH, A PARTNERSHIP, 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 THOSE LANDS REPRESENTED AS PARCEL 1 ON THIS LAND PARTITION PLAT AND HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 2 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THOSE PARCELS OF LAND DESCRIBED IN THOSE DEEDS RECORDED AS INSTRUMENT NO. 89-03671 AND AS INSTRUMENT NO. 2002-24804 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AS INSTRUMENT NO. 2002-24803 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SHRUM & WRIGHT RANCH PROPERTY IN TWO PARCELS AS APPROVED IN DOUGLAS COUNTY PLANNING FILE NO. 08-071. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER THE 1964 ROAD PLANS FOR BUCKHORN COUNTY ROAD NO. 17. PARCEL 1 WAS THEN MONUMENTED ON THE RIGHT OF WAY LINE BETWEEN FOUND MONUMENTS AT STATION P.T. 823+97.40 AND P.C. 636+63.45 AS DIRECTED BY THE OWNER.

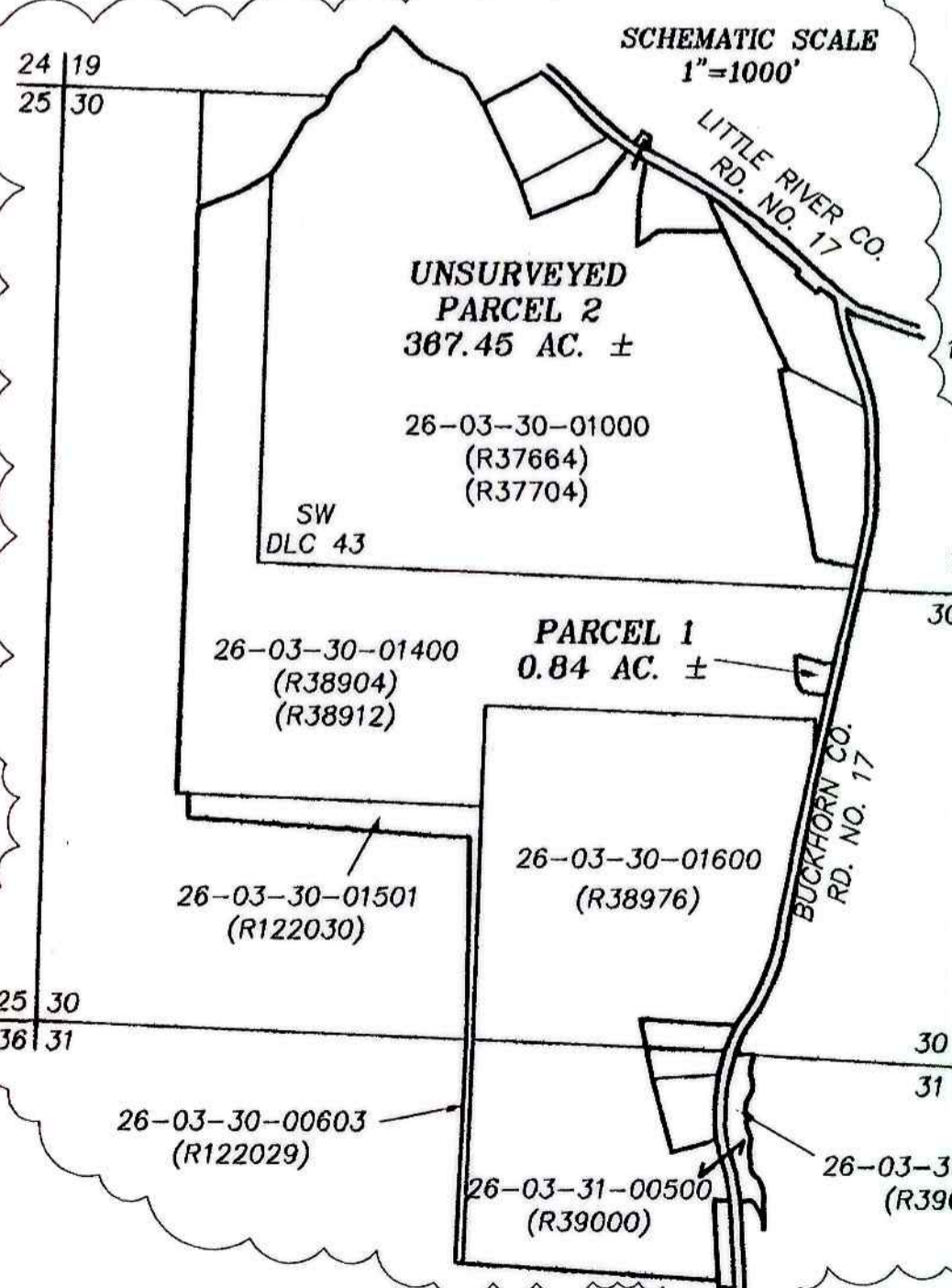
A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCPR 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JOEL HERZBERG, 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 L. Conese
DOUGLAS COUNTY TAX COLLECTOR

12/11/08
DATE



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

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0988 FAX (541) 673-0105

SCALE: 1" = 40'
DATE: NOVEMBER 20, 2008

FOR: SHRUM & WRIGHT RANCH
13082 BUCKHORN ROAD
GLIDE, OR 97443

JOB #: 07-077
FILE: 07-077 Shrum.DWG
SHEET 1 OF 1

2008-0091