

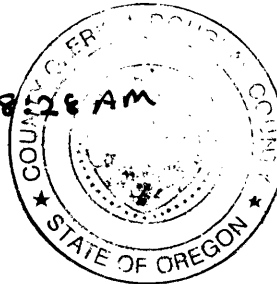
NO FEE

06/29/2009 08:28:03 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

FILED THIS 29<sup>th</sup> DAY OF JUNE 2009, 9:26 AM

BY BARBARA E. NIELSEN  
COUNTY CLERK



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

# PARTITION PLAT

LOCATED IN  
SE 1/4, OF SECTION 33,  
SECTION 34,  
& S1/2 OF SECTION 35  
T.27S., R.5W., W.M.  
DOUGLAS COUNTY, OREGON

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DAVID J. HATFIELD AND DEBORAH J. HATFIELD 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 CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HEREBY CAUSE THE 35 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AND THAT 15' WATERLINE EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 1.

David J. Hatfield  
DAVID J. HATFIELD

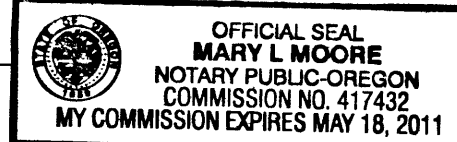
Deborah J. Hatfield  
DEBORAH J. HATFIELD

## ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24<sup>th</sup> DAY OF June 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID J. HATFIELD AND DEBORAH J. HATFIELD, 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



## APPROVALS:

Keith L. Cubie 6/25/09  
COUNTY PLANNING DIRECTOR DATE  
Romy Ann 6-29-09  
COUNTY SURVEYOR DATE

## CORNER DESCRIPTIONS:

ALL NEW BEARING TREES HAVE DOUBLE BLAZED FACES WITH A BRASS WASHER STAMPED "PLS 1941" NAILED INTO THE LOWER BLAZE. BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE WITH A TOTAL STATION. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE. ALL NEW 5/8" x 30" IRON ROD REFERENCE MONUMENTS HAVE A PLASTIC CAP STAMPED "BTS ENG-SURV".

1 W 1/16 S35/S2 (PLSS 520100)  
SET A 5/8" X 30" IRON ROD 28" IN GROUND WITH A 2" ALUMINUM CAP STAMPED:

T27S R5W  
W 1/16 S35  
PLS 1941 2009  
T28S

FROM WHICH NEW BEARING TREES:  
A 12" B. OAK BEARS N.89°10'W., 93.5 FEET SCRIBED "W 1/16 S35 BT".  
A 8" W. OAK BEARS S.77°45'E., 322.6 FEET SCRIBED "W 1/16 S2 BT".

2 E 1/16 S34 ONLY (PLSS 460100)  
SET A 5/8" X 30" IRON ROD 30" IN GROUND WITH A 2" ALUMINUM CAP STAMPED:

T27S R5W  
E 1/16 S34  
PLS 1941 2009  
T28S

FROM WHICH A NEW BEARING TREE:  
A 33" W. OAK BEARS WEST., 57.3 FEET SCRIBED "E 1/16 S34 BT".  
AND A NEW REFERENCE MONUMENT:  
A 5/8" X 30" IRON ROD LOCATED IN AN E-W FENCE LINE BEARS N.5°18'50"E., 14.64 FEET.

3 CE 1/16 S34 (PLSS 460140)  
SET A 5/8" X 30" IRON ROD, 20 FT. S. OF E-W FENCE LINE, 28" IN GROUND WITH A 2" ALUMINUM CAP STAMPED:

T27S R5W  
E 1/16 S34  
PLS 1941 2009

FROM WHICH NEW BEARING TREES:  
A 33" W. OAK BEARS S.1°15'E., 118.9 FT. SCRIBED "CE 1/16 S34 BT".  
A 29" P.PINE BEARS N.76°W., 87.6 FT. SCRIBED "CE 1/16 S34 BT".

4 1/4 S34/S35 (PLSS 500140)  
SET A 5/8" X 30" IRON ROD, 4 FT. S. OF E-W FENCE LINE IN CREEK BOTTOM, 22" IN GROUND TO SOLID ROCK WITH A 2" ALUMINUM CAP STAMPED:

T27S R5W  
1/4 S34/S35  
PLS 1941 2009

FROM WHICH NEW BEARING TREES:  
A 23" W. OAK BEARS S.31°15'E., 74.4 FT. SCRIBED "1/4 S35 BT".  
A 16" W. OAK BEARS S.40°15'W., 6.4 FT. SCRIBED "1/4 S34 BT".

AND NEW REFERENCE MONUMENTS:  
A 5/8" IRON ROD BEARS N.59°39'26"E., 28.16 FT.  
A 5/8" IRON ROD BEARS N.6°46'24"W., 24.37 FT.

## SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCEL 1 AND PARCEL 2 AND HAVE MARKED PARCEL 1 WITH PROPER MONUMENTS AND HAVE NOT MARKED PARCEL 2 WITH PROPER MONUMENTS OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

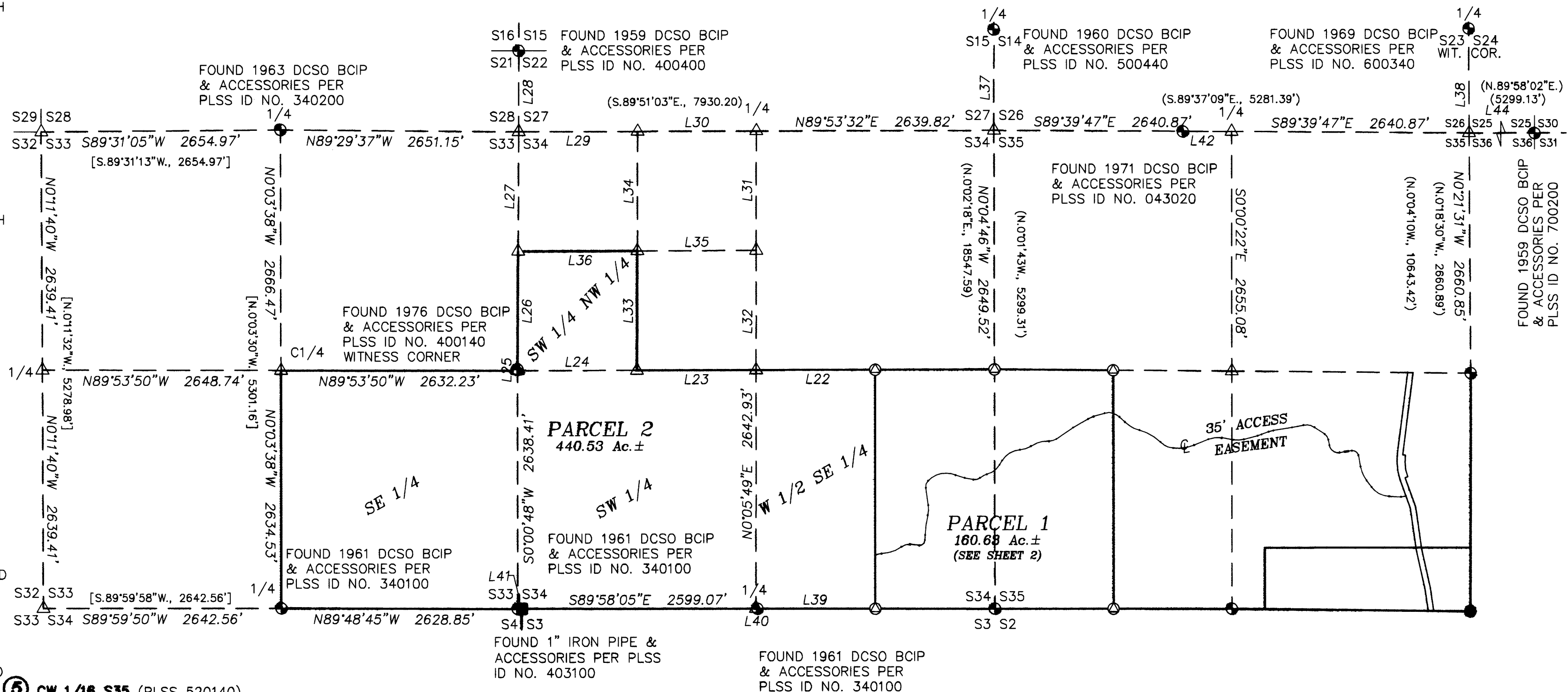
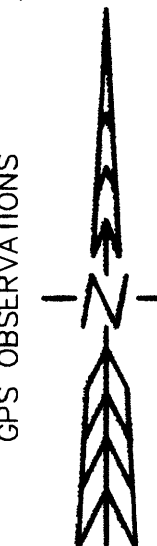
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, T.27S., R.5W., W.M.  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) AND THE SOUTH HALF (S 1/2) OF SECTION 34, T.27S., R.5W., W.M.  
THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2, SW 1/4) OF SECTION 35, T.27S., R.5W., W.M.

## TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree 6/26/09  
DOUGLAS COUNTY TAX COLLECTOR DATE

BASIS OF BEARINGS  
GPS OBSERVATIONS



## ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE GRAZING(FG) & FARM FOREST (FF)  
COMP. PLAN: AGRICULTURE (AGG) & FARM FOREST TRANSITIONAL (FFT)  
WATER: SPRING NO. 9  
SEWER: SEPTIC  
PLANNING FILE NO. 08-M087

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

SCALE: 1" = 1000'  
DATE: June 24, 2009  
FOR: DAVID J & DEBORAH J. HATFIELD  
16178 DIXONVILLE ROAD  
ROSEBURG, OREGON 97470  
JOB #: 09-003  
FILE: 09-003 Hatfield\_4.dwg  
SHEET 1 OF 2

2009-0034 A

2009-0034 A

2009-0034 B

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/ALUMINUM CAP AS NOTED
- ⊙ = FOUND DCSO BCIP AS NOTED
- = FOUND 5/8" IRON ROD AS NOTED
- = FOUND 1 IRON PIPE AS NOTED
- = COMPUTED EASEMENT POINT
- △ = COMPUTED POINT NOT SET
- x — = EXISTING FENCE

( ) = RECORD PER M 79-35  
 [ ] = RECORD PER M 144-56

# PARTITION PLAT

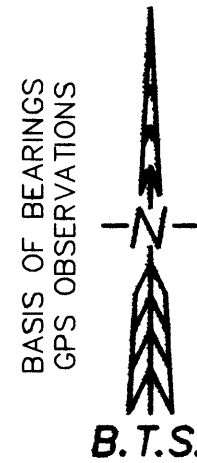
LOCATED IN THE  
**SE 1/4, OF SECTION 33,  
 SW 1/4 NW 1/4 & S 1/2 OF SECTION 34,  
 & THE W 1/2 SW 1/4 OF SECTION 35**  
 T.27S., R.5W., W.M.  
**DOUGLAS COUNTY, OREGON**

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

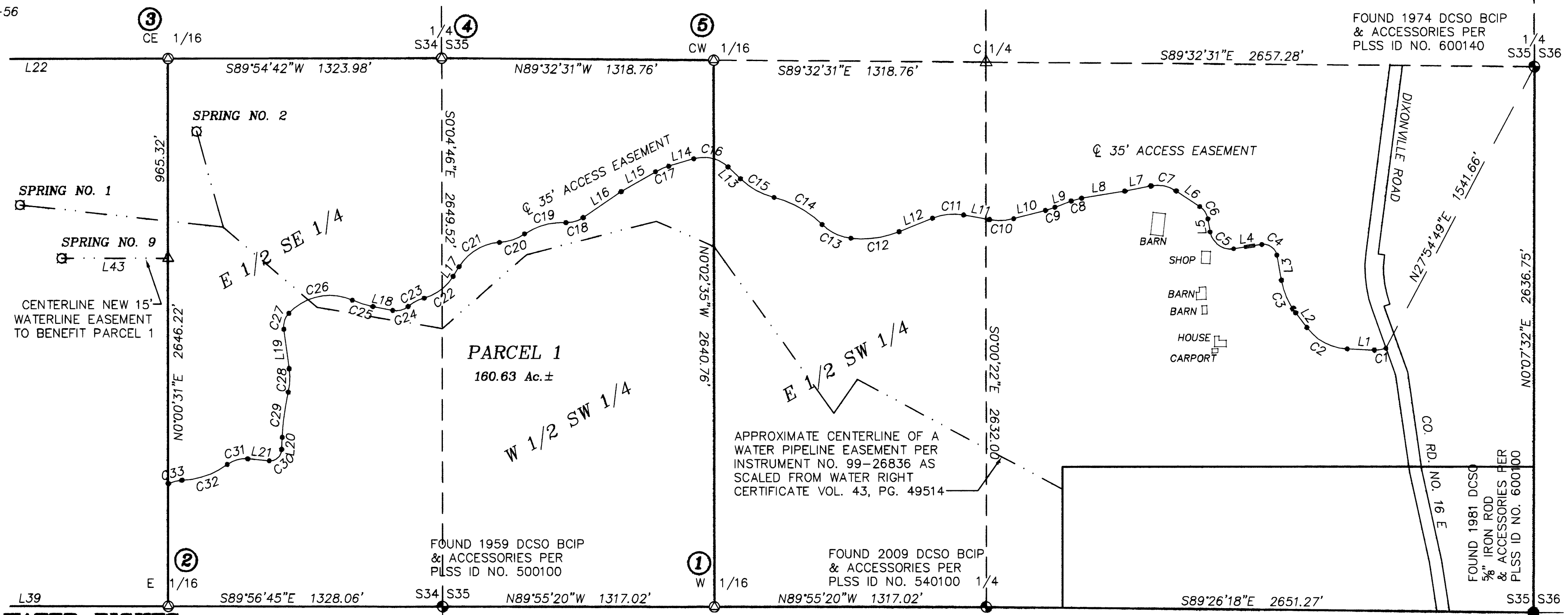
*Kristian O. Degroot*

OREGON  
 JULY 17, 1981  
**KRISTIAN O. DEGROOT**  
 1941

RENEWAL DATE: 12-31-09



NO.	BEARING	DISTANCE
L1	S87°21'19"E	131.37
L2	S37°10'26"E	89.63
L3	S10°19'04"E	123.82
L4	N81°14'00"E	137.92
L5	S10°11'26"E	64.61
L6	S56°29'32"E	136.47
L7	N78°53'03"E	129.15
L8	N80°50'06"E	212.02
L9	N68°44'14"E	84.69
L10	N75°34'48"E	158.48
L11	S79°55'02"E	127.21
L12	N67°59'56"E	174.00
L13	S46°19'06"E	82.38
L14	N73°30'07"E	126.95
L15	N60°09'02"E	191.46
L16	N55°44'32"E	224.33
L17	N31°49'10"E	54.96
L18	S78°59'56"E	97.02
L19	N7°49'01"W	192.59
L20	N2°32'51"E	58.90
L21	S84°26'05"E	103.11
L22	N89°54'43"E	1323.91
L23	S89°54'43"W	1325.83
L24	N89°54'43"E	1325.83
L25	N0°00'00"E	15.00
L26	S0°22'00"W	1323.90
L27	N0°22'00"E	1323.90
L28	S0°08'56"W	10591.06
L29	S89°53'33"W	1319.76
L30	N89°53'33"E	1319.76
L31	N0°06'13"E	1324.32
L32	N0°06'13"E	1324.32
L33	N0°14'07"E	1324.11
L34	N0°14'07"E	1324.11
L35	N89°54'08"E	1322.79
L36	S89°54'08"W	1322.79
L37	N0°01'04"E	13247.59
L38	N0°02'03"W	8017.39
L39	N89°56'44"W	1311.51
L40	N89°58'05"W	16.55
L41	N88°47'59"E	48.43
L42	N89°57'49"E	540.92
L43	N90°00'00"E	515.25
L44	N89°54'49"E	5299.51



**WATER RIGHTS:**

A CERTIFICATE OF WATER RIGHT FOR PERMIT NO. 40866 WAS ISSUED FOR SPRING NO. 1 AND SPRING NO. 2 AS RECORDED IN VOLUME 43, PAGE 49514 OF THE STATE RECORD OF WATER RIGHT CERTIFICATES AND IS APPURTENANT TO THAT PROPERTY DESCRIBED IN VOLUME 166, PAGE 682 AND INSTRUMENT NO. 99-26836 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

THE PERPETUAL RIGHT OF WAY AND EASEMENT TO MAINTAIN WATER PIPELINES, A RESERVOIR, AND SPRING NO. 1 AND SPRING NO. 2 AS SET FORTH IN INSTRUMENT NO. 99-26836 IS APPURTENANT TO THAT PROPERTY DESCRIBED IN VOLUME 166, PAGE 682.

SPRING NO. 9 IS A PRIVATE SPRING TO BENEFIT PARCEL 1 & PARCEL 2.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 2 OF INST. NO. 2006-014907 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 08-M087. THIS SURVEY IS CONTROLLED BY RECORD PLSS MONUMENTS AT THE NE CORNER OF SECTION 36, AT THE SE, SW, S 1/4 AND E 1/4 CORNERS OF SECTION 35, AT THE SW AND W 1/4 CORNERS OF SECTION 34, AT THE S 1/4 AND N 1/4 CORNER OF SECTION 33, AT THE NW CORNER OF SECTION 22, AT THE W 1/4 CORNER OF SECTION 14 AND AT THE W 1/4 CORNER OF SECTION 24, ALL OF T. 27S., R.5W., W.M. AND THE NW AND N 1/4 CORNERS OF SECTION 3 OF T.28S., R.5W., W.M. I COMPUTED THE NE, NW, N 1/4 AND W 1/4 OF SECTION 35 AND THE NW, N 1/4 AND S 1/4 OF SECTION 34 BY PROPORTIONATE DISTANCES BETWEEN THE CONTROLLING CORNERS AND THEN COMPUTED THE SUBDIVISIONS OF SECTION 34 AND 35. I COMPUTED THE NW, SW AND W 1/4 OF SECTION 33 PER THE M 144-56 RECORD FROM THE SURVEYED NORTH-SOUTH CENTERLINE OF SECTION 33 AND THEN COMPUTED THE SUBDIVISION OF SECTION 33. THE NW CORNER OF THE BARKER DLC NO. 43 WAS CALLED ON THE NORTH LINE OF SECTION 35 AND WAS TIED AND FELL APPROXIMATELY 3.5 FEET SOUTH OF THE COMPUTED NORTH LINE OF SECTION 35. THE ANCIENT EXISTING FENCE LINE CONSTRUCTED ALONG THE EAST-WEST CENTERLINE OF SECTIONS 34 AND 35 WAS CALLED AS THE MIDSECTION LINE IN BOYER'S 1939 SURVEY, M 4-60 AND CS 16/46 LEGAL DESCRIPTIONS AND FALLS FROM 1 FOOT SOUTH TO 4 FEET NORTH OF THE COMPUTED EAST-WEST CENTERLINE OF SECTION 35. THE CW 1/6 AND W 1/6 ON THE SOUTH LINE OF SECTION 35 WERE MONUMENTED AS THE EAST LINE OF PARCEL 1 AND THE CE 1/6 AND E 1/6 ON THE SOUTH LINE OF SECTION 34 WERE MONUMENTED AS THE WEST LINE OF PARCEL 1. THE REMAINING PARCEL 2 CORNERS IN SECTIONS 33 AND 34 WERE NOT MONUMENTED. THE 35 FOOT WIDE ACCESS EASEMENT IS DESCRIBED ALONG THE AS BUILT CENTERLINE OF AN EXISTING ROADWAY.

A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE MEASURED WITH A LEICA TCRP 1203 TOTAL STATION AND LEICA SYSTEM 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND SCOTT McCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

NO.	DELTA	RADIUS	ARC	BEARING	CHORD	NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	23°06'11"	141.47	57.04	N81°05'36"E	56.66	C18	36°56'13"	135.00	87.03	N74°12'39"E	85.53
C2	50°11'41"	260.37	228.10	S62°15'52"E	220.88	C19	35°53'26"	340.00	212.98	N74°44'03"E	209.51
C3	26°51'22"	369.65	173.27	S23°44'45"E	171.68	C20	29°31'00"	250.00	128.79	N71°32'50"E	127.37
C4	88°26'56"	64.02	98.83	S54°32'32"E	89.30	C21	54°29'10"	250.00	237.74	N59°03'45"E	228.88
C5	88°34'34"	100.00	154.59	S54°28'43"E	139.65	C22	42°52'29"	240.00	179.59	N53°15'24"E	175.43
C6	46°18'06"	90.00	72.73	S33°20'29"E	70.77	C23	24°32'40"	205.00	87.82	N62°25'19"E	87.15
C7	44°37'25"	165.00	128.51	S78°48'15"E	125.28	C24	50°51'06"	90.00	79.88	N75°34'31"E	77.28
C8	12°05'52"	250.00	52.79	N74°47'10"E	52.69	C25	12°45'43"	470.00	104.69	S72°37'04"E	104.47
C9	6°50'34"	400.00	47.77	N72°09'31"E	47.74	C26	70°59'47"	270.00	334.56	N78°15'54"E	313.57
C10	24°30'10"	275.00	117.60	N87°49'53"E	116.71	C27	50°35'01"	95.00	83.87	N17°28'30"E	81.17
C11	32°05'01"	275.00	153.99	N84°02'27"E	151.99	C28	20°37'09"	315.00	113.36	N2°29'33"E	112.75
C12	28°39'41"	475.00	237.61	N82°19'47"E	235.14	C29	10°15'17"	1230.00	220.14	N7°40'30"E	219.85
C13	37°41'36"	240.00	157.89	S64°29'34"E	155.06	C30	95°45'33"	55.00	91.92	N47°41'08"E	81.59
C14	30°02'53"	515.00	270.08	S60°40'12"E	267.00	C31	41°58'09"	145.00	106.21	N74°34'50"E	103.85
C15	29°22'33"	368.00	188.68	S61°00'22"E	186.62	C32	34°35'14"	390.00	235.43	N70°53'23"E	231.87
C16	34°15'02"	170.00	101.62	S89°22'22"E	100.12	C33	24°14'19"	165.00	69.80	N76°03'51"E	69.28
C17	13°21'06"	295.00	68.74	N66°49'34"E	68.59						

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

SCALE: 1" = 400'  
 DATE: JUNE 24, 2009

FOR: DAVID J. & DEBORAH J. HATFIELD  
 16178 DIXONVILLE ROAD  
 ROSEBURG, OREGON 97470

JOB #: 09-003  
 FILE: 09-003 Hatfield\_4.DWG  
 SHEET 2 OF 2

2009-0034 B