

2009-0034 B

LEGEND:

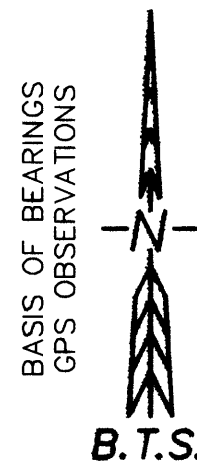
- ⊙ = SET 5/8" x 30" IRON ROD w/ALUMINUM CAP AS NOTED
- ⊕ = FOUND DCSO BCIP AS NOTED
- = FOUND 5/8" IRON ROD AS NOTED
- = FOUND 1 IRON PIPE AS NOTED
- = COMPUTED EASEMENT POINT
- △ = COMPUTED POINT NOT SET
- x — = EXISTING FENCE

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

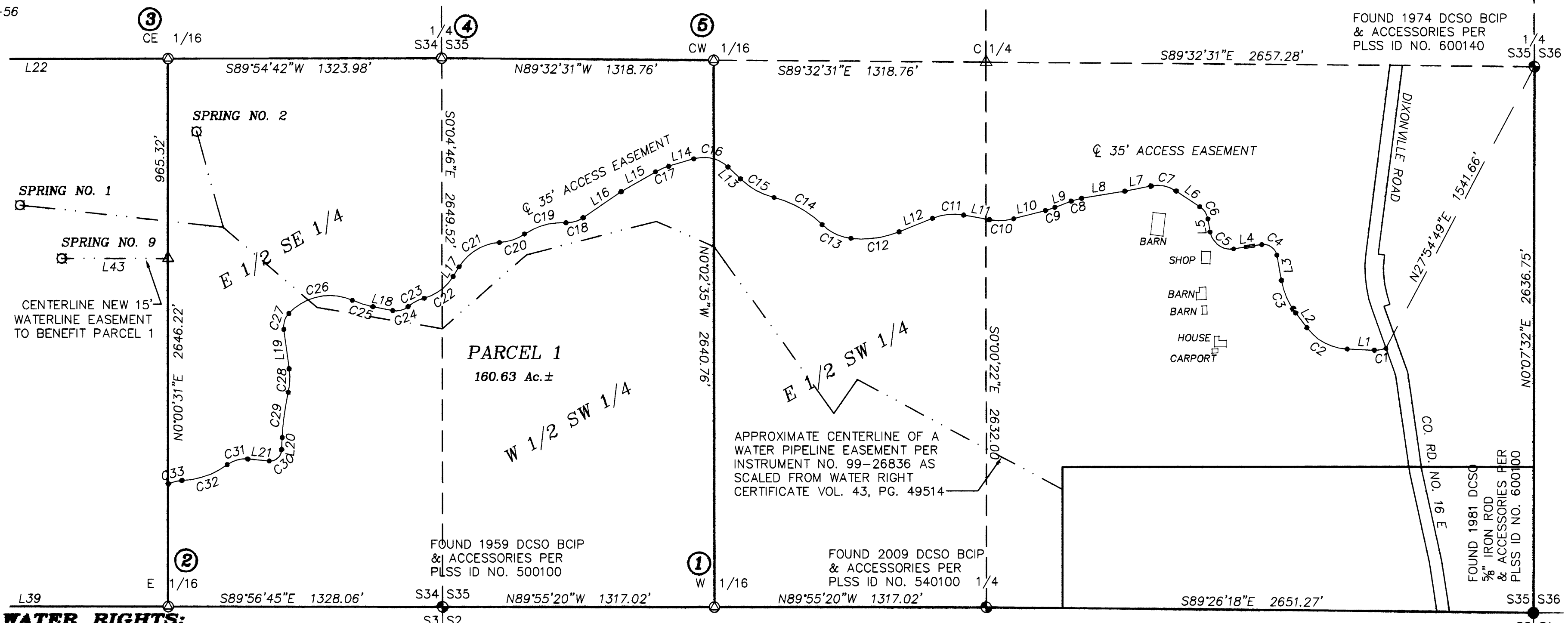
PARTITION PLAT

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

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