

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2009-018952
 NO FEE
 11/02/2009 02:07:18 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT

PARCEL 2, MLP BOOK 10, PAGE 78
 LOCATED IN THE
SE 1/4 OF SECTION 10
T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT HANS CHRISTIAN HANSEN AND DENISE HANSEN 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THAT NEW 50' ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AND PARCEL 2 AND ALSO DO HEREBY REMOVE, RESCIND AND RELEASE THAT 28 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SET FORTH UNDER THAT MAJOR LAND PARTITION PLAT RECORDED AS INSTRUMENT NO. 88-10621 IN BOOK 10, PAGE 78 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON

Signature by Consent Affidavit
 HANS CHRISTIAN HANSEN

Signature by Consent Affidavit
 DENISE HANSEN

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY HANS CHRISTIAN HANSEN AND DENISE HANSEN AS OWNERS OF PARCEL 2, BOOK 10, PAGE 78 OF DOUGLAS COUNTY LAND PARTITION RECORDS IS RECORDED IN INSTRUMENT NO. 2009-018952 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: PARCEL 2 OF THAT MAJOR LAND PARTITION PLAT RECORDED AS INSTRUMENT NO. 88-10621 IN BOOK 10, PAGE 78 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF M106-43 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-189. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 1-14, M 106-43, PARTITION PLAT 2005-0050, PARTITION PLAT 2003-0087, LEBLANC SUBDIVISION, MELODY SUBDIVISION AND SAVOY COURT SUBDIVISION. THE NW CORNER OF PARCEL 2 WAS RE-SET AT THE PROPORTIONATE DISTANCE ON THE SOUTH BOUNDARY OF LOT 8, MELODY SUBDIVISION (VOL 21, PG. 30A). THE SOUTH LINE OF PARCEL 2 WAS THEN MONUMENTED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING AND SCOTT MCCURDY USING A LEICA 1200 SYSTEM TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY KRIS DEGROOT AND SCOTT MCCURDY.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corsee 11/2/09
 DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

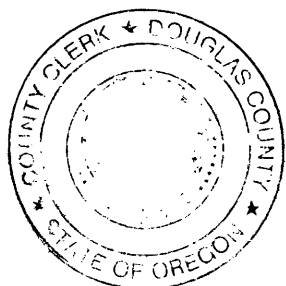
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 1-14
- ▲ = FOUND 5/8" IRON ROD PER M 59-32
- ⊗ = FOUND 5/8" IRON ROD PER LEBLANC SUBDIVISION (VOL. 19, PG. 46)
- ◆ = FOUND 5/8" IRON ROD PER ARMANDE LEBLANC SUBDIVISION (VOL. 17, PG 27)
- ⊕ = FOUND 5/8" IRON ROD PER SAVOY COURT SUBDIVISION (VOL. 21, PG. 37A)
- ⊖ = FOUND 5/8" IRON ROD PER MELODY SUBDIVISION (VOL. 21, PG. 30A)
- ⊙ = FOUND 5/8" IRON ROD PER M 106-43
- ⊗ = FOUND 5/8" IRON ROD PER M 73-50
- = FOUND 5/8" IRON ROD PER 2003-0087
- ◆ = FOUND 5/8" IRON ROD PER 2003-0050
- () = RECORD PER LEBLANC SUBDIVISION (VOL. 19, PG. 46)
- < > = RECORD PER MELODY SUBDIVISION (VOL. 21, PG. 30A)
- [] = RECORD PER SAVOY COURT SUBDIVISION (VOL. 21, PG. 37A)
- { } = RECORD PER M 106-43
- (()) = RECORD PER M 73-50

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

APPROVALS:

Keith L. Cubic 10/30/09
 COUNTY PLANNING DIRECTOR DATE
Randy Wan 10-30-09
 COUNTY SURVEYOR DATE

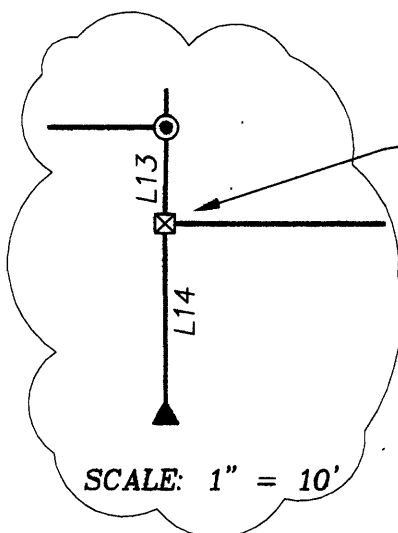
FILED THIS 2ND DAY OF NOVEMBER 2009,
 BY BARBARA E. NIELSEN, *Barbara E. Nielsen, Deputy*
 COUNTY CLERK



ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 06-189

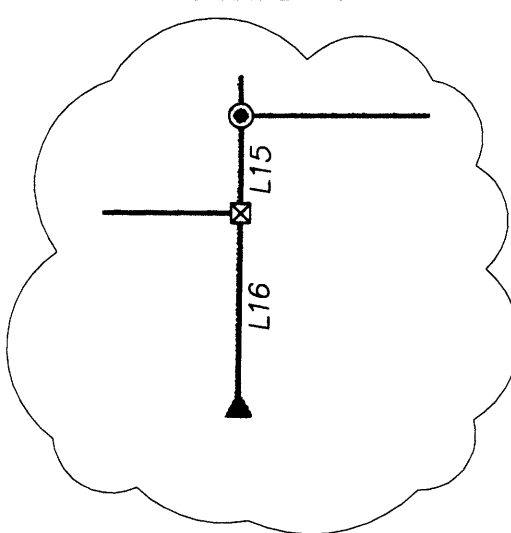
DETAIL "B"



FOUND 1/2" IRON BOLT PER 1992-0058
 0.09' N.W. OF CORNER

SCALE: 1" = 10'

DETAIL "A"

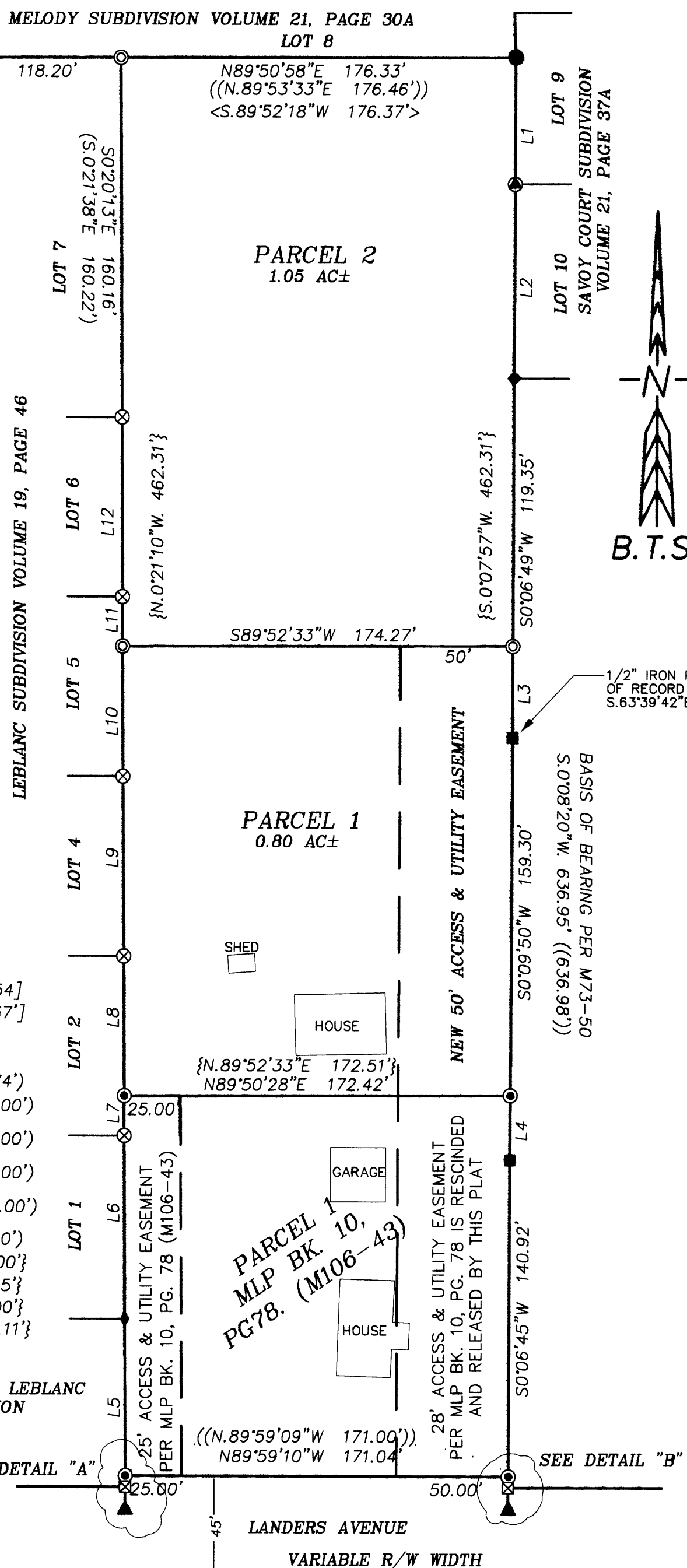


SCALE: 1" = 10'

NO.	BEARING	DISTANCE	RECORD
L1	S0°07'58"W	56.46	{N0°09'02"E 56.54}
L2	S0°07'50"W	86.43	{N0°09'02"E 86.37}
L3	S0°06'49"W	40.70	
L4	S0°14'06"W	28.80	
L5	S0°23'26"E	69.90	{S0°21'38"E 69.74}
L6	S0°20'29"E	81.47	{S0°21'38"E 80.00}
L7	S0°04'44"E	17.83	{S0°21'38"E 80.00}
L8	S0°21'12"E	62.05	{S0°21'38"E 80.00}
L9	S0°27'20"E	80.13	{S0°21'38"E 80.00}
L10	S0°17'44"E	57.92	{S0°21'38"E 80.00}
L11	N0°17'44"W	22.04	{S0°21'38"E 80.00}
L12	S0°18'36"E	79.96	{S0°21'38"E 80.00}
L13	S0°33'30"W	4.99	{S0°07'57"W 5.00}
L14	S0°18'00"E	9.94	{S0°06'13"E 9.95}
L15	S0°06'56"W	5.04	{N0°21'10"W 5.00}
L16	S0°34'27"W	10.13	{N0°59'50"E 10.11}

ARMANDE LEBLANC SUBDIVISION

SEE DETAIL "A"



50' ACCESS & UTILITY EASEMENT
 STRUCTURAL ENCROACHMENTS WITH THE EASEMENT AREA WILL BE REVIEWED FOR COMPLIANCE WITH THE DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCE AT THE TIME OF ANY FUTURE DEVELOPMENT OR REDEVELOPMENT OF PARCEL 1 AND PARCEL 2.

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

SCALE: 1" = 50'	FOR: HANS HANSEN	JOB #: 09-024
DATE: OCTOBER 12, 2009	2480 MESA RANCH ROAD	FILE: 09-024 HANSEN LP.DWG
	ARROYO GRANDE, CA 93420	SHEET 1 OF 1

2009-0056

2009-0056