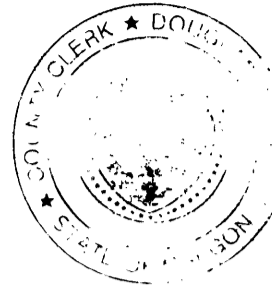


DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2010-003110  
 NO FEE  
 02/05/2010 03:11:25 PM  
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER  
 This is a no fee document



# PARTITION PLAT

LOCATED IN THE  
 W 1/2 OF SECTION 34  
 AND E 1/2 OF SECTION 33  
 T.21S., R.12W., W.M.  
 DOUGLAS COUNTY, OREGON

FILED THIS 5<sup>th</sup> DAY OF FEBRUARY 2010,  
 BY Barbara E. Nielsen, c.c.c.  
 COUNTY CLERK

### APPROVALS:

[Signature] 2/4/10 DATE  
 REEDSPORT CITY MANAGER  
Ronny Wain 2-5-10 DATE  
 COUNTY SURVEYOR

NO.	BEARING	DISTANCE
L1	N28°52'25"E	203.31
	[N28°46'29"E	203.34]
L2	S54°13'43"E	234.78
	[N54°17'24"W	234.82]
L3	N29°24'45"E	138.48
L4	N80°01'06"E	100.21
L5	N87°03'30"W	88.09
L6	N67°59'39"W	85.91
L7	N45°00'00"W	100.00
L8	N30°00'00"W	100.00
L9	N15°00'00"W	100.00
L10	S70°00'00"W	45.00
L11	N58°16'55"W	130.72
	[N58°14'51"W	130.75]
L12	S86°13'59"W	138.71
	[S86°13'29"W	138.76]
L13	N5°56'14"E	128.73
L14	N68°37'26"E	28.87
L15	N19°34'01"W	84.02
L16	N9°15'33"W	22.11
L17	N15°23'28"W	55.72
L18	N19°44'14"E	41.56
L19	S70°07'57"E	57.28
L20	S75°24'46"E	141.50
L21	S17°37'01"E	11.70
L22	S72°38'11"E	19.30
L23	N75°07'11"E	76.03
L24	N52°03'49"E	22.92
L25	N75°58'43"E	106.79
L26	S46°22'46"E	154.15
L27	S89°44'54"E	24.53
L28	N29°24'45"E	131.96
	[N29°23'43"E	131.82]

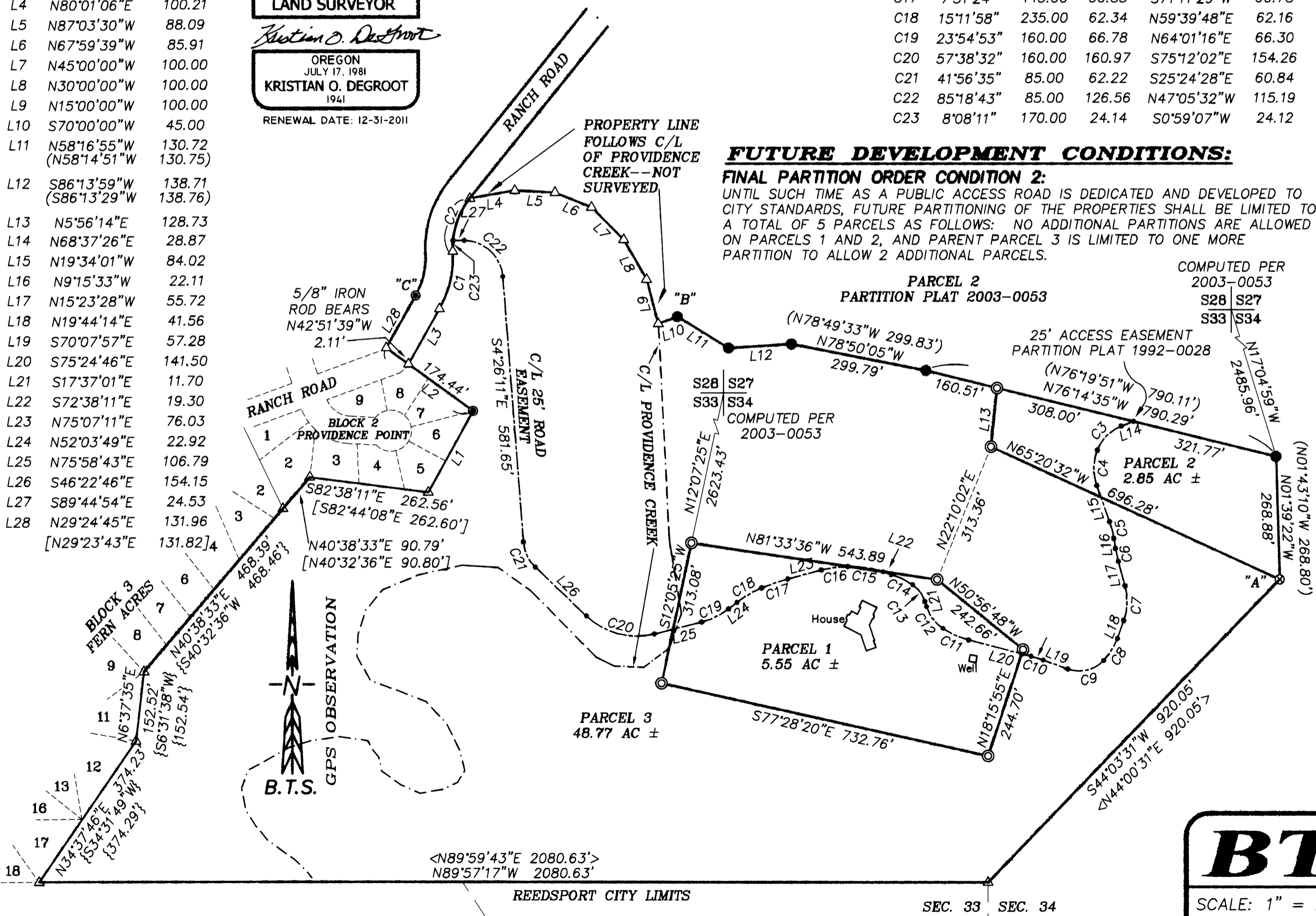
- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
  - = FOUND 5/8" IRON ROD PER M 130-25
  - ⊗ = FOUND 5/8" IRON ROD W/ ALUM. CAP PER M 104-36
  - = FOUND 5/8" IRON ROD PER M 53-50
  - △ = COMPUTED POINT NOT SET
  - ( ) = RECORD PER M 130-25
  - < > = RECORD PER PARTITION PLAT 1992-0028
  - [ ] = RECORD PER M 53-50
  - { } = RECORD PER FERN ACRES VOL. 15 PG. 34

REGISTERED PROFESSIONAL LAND SURVEYOR  
Kristian O. Degroot  
 OREGON JULY 17, 1981  
 KRISTIAN O. DEGROOT 1941  
 RENEWAL DATE: 12-31-2011

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
(C1)	32°29'43"	230.00	130.44	N13°09'53"E	128.70
(C2)	41°54'00"	170.00	124.32	S17°52'02"W	121.57
C3	47°04'40"	92.65	76.13	S45°05'06"W	74.00
C4	41°06'47"	110.00	78.93	S0°59'22"W	77.25
C5	10°18'28"	210.00	37.78	N14°24'47"W	37.73
C6	6°07'55"	270.00	28.90	S12°19'30"E	28.88
C7	35°07'41"	125.00	76.64	N2°10'23"E	75.44
C8	24°40'24"	133.00	57.27	N32°04'26"E	56.83
C9	65°27'26"	75.00	85.68	N77°08'20"E	81.10
C10	5°16'50"	300.00	27.65	N72°46'22"W	27.64
C11	19°05'19"	185.93	61.94	S65°52'07"E	61.66
C12	38°42'27"	90.00	60.80	S36°58'14"E	59.65
C13	37°46'56"	70.00	46.16	N36°30'29"W	45.33
C14	17°14'15"	171.93	51.72	N64°01'04"W	51.53
C15	17°46'45"	253.44	78.64	N81°31'34"W	78.33
C16	14°27'53"	230.00	58.06	S82°21'08"W	57.91
C17	7°51'24"	443.60	60.83	S71°11'29"W	60.78
C18	15°11'58"	235.00	62.34	N59°39'48"E	62.16
C19	23°54'53"	160.00	66.78	N64°01'16"E	66.30
C20	57°38'32"	160.00	160.97	S75°12'02"E	154.26
C21	41°56'35"	85.00	62.22	S25°24'28"E	60.84
C22	85°18'43"	85.00	126.56	N47°05'32"W	115.19
C23	8°08'11"	170.00	24.14	S0°59'07"W	24.12

### FUTURE DEVELOPMENT CONDITIONS:

**FINAL PARTITION ORDER CONDITION 2:**  
 UNTIL SUCH TIME AS A PUBLIC ACCESS ROAD IS DEDICATED AND DEVELOPED TO CITY STANDARDS, FUTURE PARTITIONING OF THE PROPERTIES SHALL BE LIMITED TO A TOTAL OF 5 PARCELS AS FOLLOWS: NO ADDITIONAL PARTITIONS ARE ALLOWED ON PARCELS 1 AND 2, AND PARENT PARCEL 3 IS LIMITED TO ONE MORE PARTITION TO ALLOW 2 ADDITIONAL PARCELS.



### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT W. RALPH HOWELL AND LOUISE E. HOWELL 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 25 FOOT ROAD EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AND PARCEL 2.

Signature by Consent Affidavit  
 W. RALPH HOWELL  
 Signature by Consent Affidavit  
 LOUISE E. HOWELL

### ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY W. RALPH HOWELL AND LOUISE E. HOWELL IS RECORDED IN INSTRUMENT NO. 2010-003109 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 THOSE LANDS REPRESENTED AS PARCEL 1 AND PARCEL 2 AND HAVE NOT SURVEYED, BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 3 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO W. RALPH HOWELL AND LOUISE E. HOWELL AS RECORDED IN INSTRUMENT NO. 2002-03185 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot  
 KRISTIAN O. DEGROOT, P.L.S. NO. 1941

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE HOWELL PROPERTY INTO THREE PARCELS AS APPROVED UNDER A CITY OF REEDSPORT FINAL PARTITION ORDER DATED AUGUST 14, 2009. THE HOWELL PROPERTY INCLUDES PARCEL 2 OF PARTITION PLAT 1992-0028 AS ADJUSTED UNDER LOT LINE ADJUSTMENT SURVEY, M 130-25. THE NORTH AND EAST LINES WERE CONTROLLED BY MONUMENTS FOUND PER M 104-36 AND M 130-25. THE PORTION OF THE NORTH BOUNDARY OF PARCEL 3 THAT FOLLOWS THE CENTERLINE OF PROVIDENCE CREEK WAS SCALED FROM DOUGLAS COUNTY SURVEYORS OFFICE AERIAL PHOTOGRAPHS AND WAS NOT SURVEYED. THE SW CORNER OF PARCEL 3 WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "A" AND "B" PER M 130-25. THE 1992-0028 PLAT COURSES FOR EAST AND SOUTH LINES OF PARCEL 3 WERE ROTATED 0°03'00" CLOCKWISE TO THE COMPUTED SE CORNER OF PARCEL 3. THE WEST BOUNDARY OF PARCEL 3 WAS THEN COMPUTED PER THE "FERN ACRES" AND "PROVIDENCE POINT" PLAT RECORDS WITH THE RECORD COURSES SCALED AND ROTATED BETWEEN THE SE CORNER OF PARCEL 3 AND A FOUND M 53-50 MONUMENT AT THE NE CORNER OF LOT 6, BLOCK 2, "PROVIDENCE POINT". THE NORTHEAST LINE OF BLOCK 2, PROVIDENCE POINT WAS COMPUTED USING A COMPASS RULE ADJUSTMENT OF M 53-50 LINES BETWEEN FOUND M 53-50 MONUMENTS. THE EAST R/W LINE OF RANCH ROAD WAS COMPUTED 30 FEET EAST OF THE INSTRUMENT NO. 89-19770 DESCRIBED CENTERLINE BY HOLDING THE "PROVIDENCE POINT" RECORD DISTANCE OF 178.50 FEET TO COMPUTE THE NORTH CORNER OF LOT 8, BLOCK 2 AND THE INSTRUMENT NO. 89-19770 DISTANCE OF 26.13 FEET FROM THE NORTH CORNER OF LOT 8 TO THE RANCH ROAD CENTERLINE POINT OF BEGINNING. THE 25 FOOT ACCESS EASEMENT WAS SURVEYED 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 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 LES FANNING, ADAM DEGROOT, JOEL HERZBERG, AND TONY BELLANDO USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT AND JOEL HERZBERG.

### ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R1), URBAN CONSERVATION  
 WATER: WELL  
 SEWER: SEPTIC SYSTEM

### TAX COLLECTORS CERTIFICATE:

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

Sandra L. Corree 2/5/10 DATE  
 DOUGLAS COUNTY TAX COLLECTOR

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

SCALE: 1" = 200'	FOR: RALPH & LOUISE HOWELL	JOB #: 07-015
DATE: January 29, 2010	1849 RANCH RD	FILE: Howell LP C3D 2009.DWG
	REEDSPORT, OREGON 97467	SHEET 1 OF 1

2010-0006

2010-0006