

2010-0031 A

LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION

PARTITION PLAT

LOCATED IN THE NW 1/4 OF SECTION 17 T.22S., R.6W., W.M. DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY OFFICIAL RECORDS BARBARA E. NIELSEN, COUNTY CLERK 2010-015149 NO FEE 09/20/2010 09:25:34 AM PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER This is a no fee document

FILED THIS 20th DAY OF September 2010, BY Barbara E. Nielsen, c.c.c. COUNTY CLERK 9:25 AM



APPROVALS:

Keith J. Cubic 9/17/10 COUNTY PLANNING DIRECTOR DATE

Randy Suet 9-14-2010 COUNTY SURVEYOR DATE

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG) COMP. PLAN: AGRICULTURE (AGG) FARM FOREST TRANSITIONAL (FFT) WATER: WELL SEWER: SEPTIC SYSTEM PLANNING FILE NO. 10-032

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. Degroot OREGON JULY 17, 1981 1941 RENEWAL DATE: 12-31-2011

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT THE HICKS LIVING TRUST 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 STATUES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF APPURTENANT TO PARCEL 1 AND PARCEL 2 AND DOES HEREBY CAUSE THE 15 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2.

Ronald J. Hicks RONALD J. HICKS, TRUSTEE

Rosanna Hicks ROSANNA HICKS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON ) SS COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF August, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD J. HICKS AND ROSANNA HICKS AS TRUSTEES OF THE HICKS LIVING TRUST 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



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE HICKS PROPERTY INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 10-032. THE SURVEY WAS CONTROLLED BY PLSS MONUMENTS FOUND AT THE NORTHEAST CORNER, CENTER 1/4 CORNER, CENTER NORTH 1/16 CORNER AND A CROSSING CLOSING CORNER ON THE SOUTH LINE OF DLC NO 37 AND PER SURVEYS RECORDED AS VOLUME 3 PAGES 54-55, M 10-52, M 58-24, M 121-42 AND M 125-38. THE WEST LINE OF PARCEL 3 WAS COMPUTED PER M 121-43. THE L15 BEARING AND THE L17 DISTANCE EXACTLY MATCHED THE M 125-38 RECORD, THEREFORE I COMPUTED THE WEST LINE AND WEST 1/4 CORNER OF SECTION 17 PER THE M 121-43 RECORD (S.1°08'16"E., 2684.93') FROM THE BRASS CAP AT THE NW CORNER OF SECTION 17. THE EAST LINE IS CONTROLLED BY USBLM BRASS CAPS AT THE C 1/4, CN 1/16 AND THE CROSSING CLOSING CORNER ON THE SOUTH LINE OF DLC NO 37. THE SOUTH LINE OF DLC NO. 37 WAS RESURVEYED BY F.C. FREAR IN 1919 PER DCSO VOLUME 3, PAGES 54-55. FREAR FOUND THE ORIGINAL SE DLC CORNER AND HELD THE TIE OF SOUTH, 3.19 CHAINS TO THE SW CORNER OF SECTION 8 TO CONTROL THE LINE. THE SURVEY LISTS LANDOWNERS ROBERT LANCASTER AND E. SNELL AS CHAINMEN AND AS "BEING SATISFIED WITH THE WORK", THEREBY APPROVING THE DLC LINE AS RUN ON THE GROUND. THIS LINE WAS HELD BY B.B. IRVING UNDER M 10-52, BY W. HAINES PER M 58-24 AND BY K. HOFFINE UNDER M 125-38 WHO FOUND AND SET MONUMENTS ALONG THE FREAR DLC LINE. THE USBLM RESURVEYED THE SOUTH LINE OF DLC NO. 37 IN 1976 AND RESTORED THE SW CORNER OF DLC NO. 37 BY THE BROKEN BOUNDARY METHOD AND DID NOT LIST TIES TO EXISTING CORNERS ALONG THE LINE. I COMPUTED THE SW CORNER OF DLC NO. 37 PER HOFFINE'S M 125-38 RECORD AND FOUND THE VOLUME 3, PAGE 54, M 10-52 AND M 125-38 MONUMENTS TO FALL FROM 3 TO 5 FEET NORTHEAST OF THE USBLM DLC LINE AND THE M 58-24 MONUMENTS TO FALL FROM 0.2 FEET NORTHEAST TO 1.2 FEET SOUTHWEST OF THE USBLM LINE. I ACCEPTED AND HELD THE MONUMENTS FOUND PER DCSO VOLUME 3, PAGE 54, M 10-52, M 58-24 AND THE USBLM CROSSING CLOSING CORNER AS THE DLC LINE. THE NORTHWESTERLY BOUNDARY OF PARCEL 3 WAS CONTROLLED BY INSTRUMENT NO. 2009-006909. BTS CONDUCTED SURVEY WORK FOR HICKS IN DECEMBER, 2008 TO SURVEY AND WRITE THE INSTRUMENT NO. 2009-006909 LEGAL DESCRIPTION FOR A BOUNDARY LINE ADJUSTMENT APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 08-M055. THE BOUNDARY OF PARCEL 1 AND PARCEL 2 WERE MONUMENTED AS DIRECTED BY THE OWNER.

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

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 1 AND PARCEL 2 ON THIS LAND PARTITION PLAT AND HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 3 ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THE SOUTH HALF OF THE NORTHWEST QUARTER (S 1/2 NW 1/4) AND GOVERNMENT LOTS 1 AND 2, SECTION 17, T.22S., R.6W., W.M., DOUGLAS COUNTY OREGON LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN THAT LAND SALE CONTRACT RECORDED IN INSTRUMENT NO. 2009-006909 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Couese 9/20/10 DOUGLAS COUNTY TAX COLLECTOR DATE

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

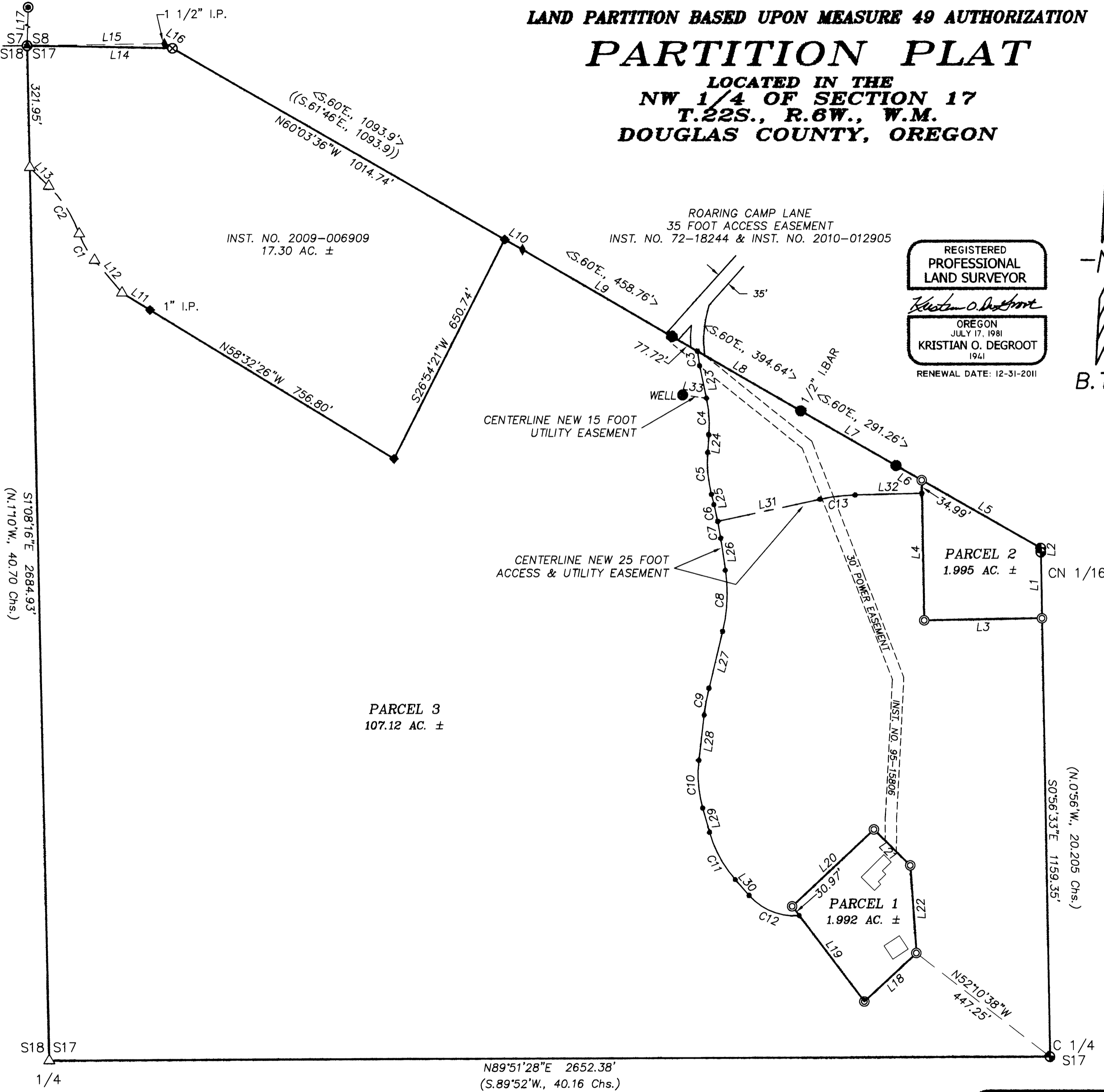
Table with 3 columns: SCALE: N/A, DATE: JUNE 30, 2010, FOR: RONALD J. & ROSANNA HICKS, P.O. BOX 27, DRAIN, OR 97435, JOB #: 10-036, FILE: 10-036 HICKS PARTITION.dwg, SHEET 1 OF 2

2010-0031 A

LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION

**PARTITION PLAT**

LOCATED IN THE  
NW 1/4 OF SECTION 17  
T.22S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON



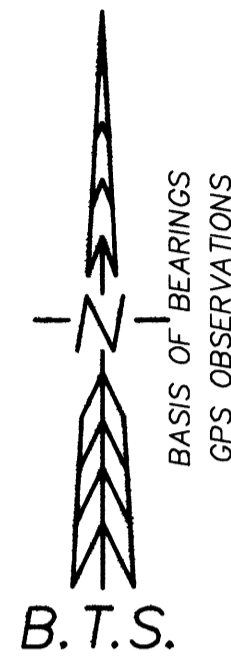
S108°16'E 2684.93'  
(N.110°W, 40.70 Chs.)

PARCEL 3  
107.12 AC. ±

PARCEL 1  
1.992 AC. ±

PARCEL 2  
1.995 AC. ±

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



NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N0°56'33"W	175.00	L17	N1°40'41"E [N.1°41'10"E.]	207.51
L2	S11°0'57"E	11.12	L18	S47°07'48"W	187.97
L3	S89°03'27"W	312.00	L19	N37°06'53"W	316.30
L4	S0°56'33"E	370.84	L20	S46°54'59"W	297.00
L5	S60°18'37"E	362.55	L21	N45°11'59"W	135.30
L6	N60°18'37"W	77.81	L22	N3°52'27"W	232.40
L7	S60°00'37"E	291.32	L23	S11°45'54"E	87.69
L8	S60°03'52"E	393.83	L24	N4°09'36"E	47.17
L9	S59°49'03"E	458.35	L25	N14°08'03"W	27.89
L10	N60°04'14"W	54.20	L26	S8°21'15"E	85.38
L11	S58°32'26"E	87.23	L27	N13°41'09"E	154.13
L12	S40°00'49"E	112.91	L28	N6°48'08"E	120.56
L13	S45°11'37"E	70.46	L29	S15°44'02"E	66.45
L14	N88°45'27"W	384.93	L30	S41°25'50"E	55.85
L15	N89°24'20"E	363.44 [363.49']	L31	N77°54'39"E	277.52
L16	N60°29'42"W	24.61	L32	N88°42'16"E	176.74
			L33	S82°27'33"E	63.86

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	20°16'23"	230.00	81.38	S29°52'38"E	80.96
C2	25°27'11"	340.00	151.04	S32°28'02"E	149.80
C3	6°47'47"	325.00	38.55	S8°22'00"E	38.53
C4	15°55'29"	350.00	97.28	N3°48'09"W	96.97
C5	18°17'39"	350.00	111.75	S4°59'14"E	111.28
C6	2°53'28"	900.00	45.41	N12°41'19"W	45.41
C7	2°53'20"	900.00	45.38	N9°47'55"W	45.38
C8	22°02'23"	425.00	163.48	N2°39'57"E	162.48
C9	6°53'00"	600.00	72.08	S10°14'38"W	72.04
C10	22°32'11"	325.00	127.83	S4°27'57"E	127.01
C11	25°41'48"	320.00	143.52	S28°34'56"E	142.32
C12	53°11'01"	160.00	148.52	S68°01'21"E	143.24
C13	10°47'37"	500.00	94.19	S83°18'28"W	94.05

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊗ = FOUND 1/2" IRON BOLT PER DCSO VOL. 3, PG. 54-55
- ◆ = FOUND 3/4" IRON ROD OR AS NOTED PER M 10-52
- = FOUND 5/8" IRON ROD OR AS NOTED PER M 58-24
- ◆ = FOUND 1/2" IRON ROD OR AS NOTED PER INST. NO. 2009-006909
- ⊙ = FOUND 5/8" IRON ROD w/AC PER M 125-38
- ⊕ = FOUND BCIP 1976 USBLM DEPENDENT RESURVEY & SUBDIVISION
- ⊗ = FOUND DCSO BCIP PER PLSS 200500
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- ( ) = RECORD PER 1976 USBLM DEPENDENT RESURVEY & SUBDIVISION
- [ ] = RECORD PER M 121-43 OR M 125-38
- < > = RECORD PER M 58-24
- (( )) = RECORD PER M 10-52

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

SCALE: 1" = 200'	FOR: RONALD J. & ROSANNA HICKS	JOB #: 10-036
DATE: JUNE 30, 2010	P.O. BOX 27	FILE: 10-036 HICKS PARTITION.dwg
	DRAIN. OR 97435	SHEET 1 OF 2