DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2011-013961

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PLAT-PAR Cnt=1 Stn=1 receiptcounter
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PARTITION PLAT

LOCATED IN THE SE 1/4 OF SECTION 28 & NE 1/4 OF SECTION 33 T.26S., R.6W., W.M. DOUGLAS COUNTY, OREGON

FILED THIS 27 DAY OF September 2011,
BY Barbara E. Nielsen, C.C.C.
COUNTY CLERK

APPROVALS:

Keith L. Cubic — 9/22/11
COUNTY PLANNING DIRECTOR — DATE

Randy Smith — 9-22-11
COUNTY SURVEYOR — DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT MICHAEL L. MADSON AND MICHELE R. HUNNICUTT 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 STATUES, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE 15 FOOT UTILITY EASEMENT SHOWN HEREON TO BE CREATED TO BENEFIT PARCEL 2.

Michael L. Madson
MICHAEL L. MADSON

Michele R. Hunnicutt
MICHELE R. HUNNICUTT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF September, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL L. MADSON AND MICHELE R. HUNNICUTT 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.

Carmen Miles
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARIA DEL CARMEN MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 459801
MY COMMISSION EXPIRES JULY 31, 2015

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:

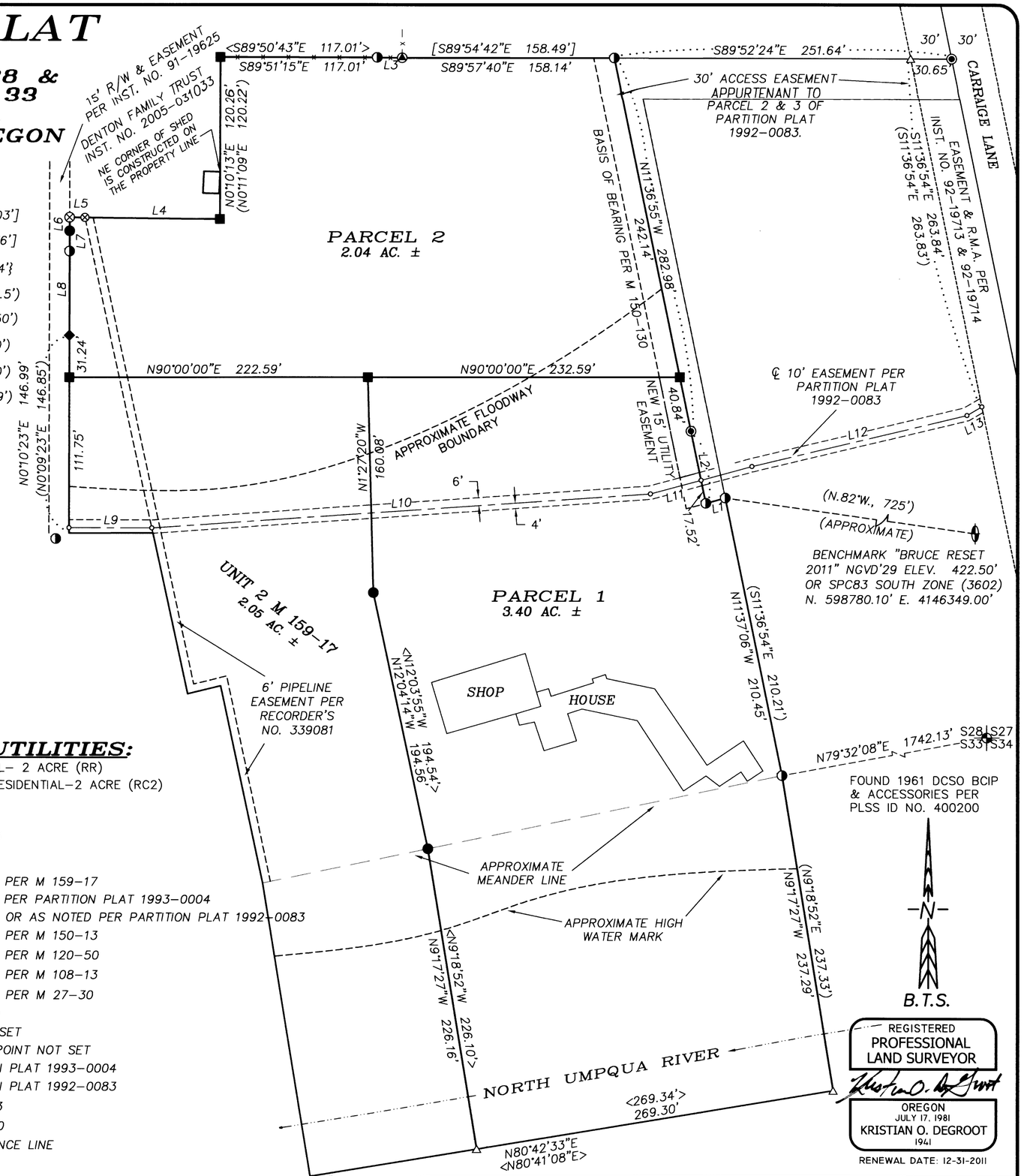
UNIT 1 AS DESCRIBED IN THAT RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2008-002514 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS PARTITION UNIT 1 OF M 159-17 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 07-273. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 159-17, PARTITION PLAT 1992-0083, M 120-50, AND M 27-30. THE BOUNDARY OF UNIT 1 WAS RESOLVED UNDER M 159-17 AND NO NEW MONUMENTS WERE SET UNDER THIS PARTITION PLAT. THE APPROXIMATE FLOODWAY WAS SCALED FROM THE FEMA FLOOD BOUNDARY AND FLOODWAY MAP, PANEL 410059 0730 A.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, LES FANNING, ADAM DEGROOT, JOEL HERZBERG, AND RICK SANFORD USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT AND JOEL HERZBERG.

NO.	DIRECTION	LENGTH	RECORD
L1	S74° 53' 07"W	15.03	[N74°52'27"E 15.03']
L2	N11° 36' 41"W	54.73	[S11°36'55"E 54.76']
L3	S89° 02' 54"E	18.59	{N89°51'11"W 18.34'}
L4	S89° 17' 08"E	100.63	(N89°24'23"W 100.5')
L5	S89° 32' 12"E	11.39	(N89°04'05"W 11.50')
L6	N0° 03' 43"W	10.04	(N0°09'23"E 10.00')
L7	N0° 19' 14"E	15.05	(N0°09'23"E 15.00')
L8	N0° 07' 51"E	62.66	(S0°08'26"W 62.79')
L9	S89° 53' 18"E	61.75	
L10	N86° 06' 39"E	372.65	
L11	N74° 56' 03"E	39.02	
L12	N76° 39' 46"E	165.01	
L13	N59° 59' 46"E	12.85	



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL- 2 ACRE (RR)
COMP. PLAN: COMMITTED RESIDENTIAL-2 ACRE (RC2)
WATER: UMPQUA BASIN
SEWER: SEPTIC
PLANNING FILE NO. 07-273

LEGEND:

- ■ = FOUND 5/8" IRON ROD PER M 159-17
- ◉ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1993-0004
- ◑ = FOUND 5/8" IRON ROD OR AS NOTED PER PARTITION PLAT 1992-0083
- ◉ = FOUND 5/8" IRON ROD PER M 150-13
- ● = FOUND 5/8" IRON ROD PER M 120-50
- ◆ = FOUND 5/8" IRON ROD PER M 108-13
- ⊗ = FOUND 1/2" IRON PIPE PER M 27-30
- ◕ = FOUND BCIP AS NOTED
- △ = COMPUTED POINT NOT SET
- ∘ = COMPUTED EASEMENT POINT NOT SET
- { } = RECORD PER PARTITION PLAT 1993-0004
- ( ) = RECORD PER PARTITION PLAT 1992-0083
- [ ] = RECORD PER M 150-13
- < > = RECORD PER M 120-50
- —x—x—x— = EXISTING FENCE LINE

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Correia — 9/27/11
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

SCALE: 1" = 60'	FOR: MICHAEL L. MADSON 925 FOX HILL LANE ROSEBURG, OREGON 97470	JOB #: 08-002
DATE: SEPTEMBER 21, 2011		FILE: 08-002 Madson LP.DWG
		SHEET 1 OF 1

2011-0029

2011-0029