

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2011-014044
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 09/29/2011 08:35:42 AM
 PLAT-PAR Cnt=1 Stn=3 marriagecounter
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PARTITION PLAT

PARCEL 3, MLP VOL. 9, PG. 49 A & B

LOCATED IN THE SW 1/4 OF SECTION 17 T.26S., R.3W., W.M. DOUGLAS COUNTY, OREGON



FILED THIS 29 DAY OF September 2011,
 BY Barbara E. Nielsen, C.C.C.
 COUNTY CLERK

APPROVALS:

Keith L. Aubin 9/28/11
 COUNTY PLANNING DIRECTOR DATE
Randy Smith 9-26-11
 COUNTY SURVEYOR DATE

WAIVER OF OBJECTION TO ASSESSMENT:

PARCEL 1, 2 AND 3 ARE SUBJECT TO THAT WAIVER OF OBJECTION TO ASSESSMENT FOR SCOTT ST. AND SENOTT AVE. AS RECORDED IN INSTRUMENT NO. 85-14064 AND TO THAT WAIVER OF OBJECTION TO ASSESSMENT FOR THE SENOTT AVE. EXTENSION AS RECORDED IN INSTRUMENT NO. 85-14065.

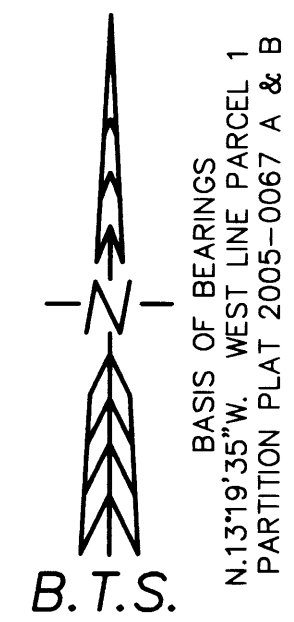
IRREVOCABLE OFFER TO DEDICATE:

PARCEL 1, 2 AND 3 ARE SUBJECT TO THAT IRREVOCABLE OFFER TO DEDICATE SENOTT AVENUE EXTENSION AS RECORDED IN INSTRUMENT NO. 85-14063.

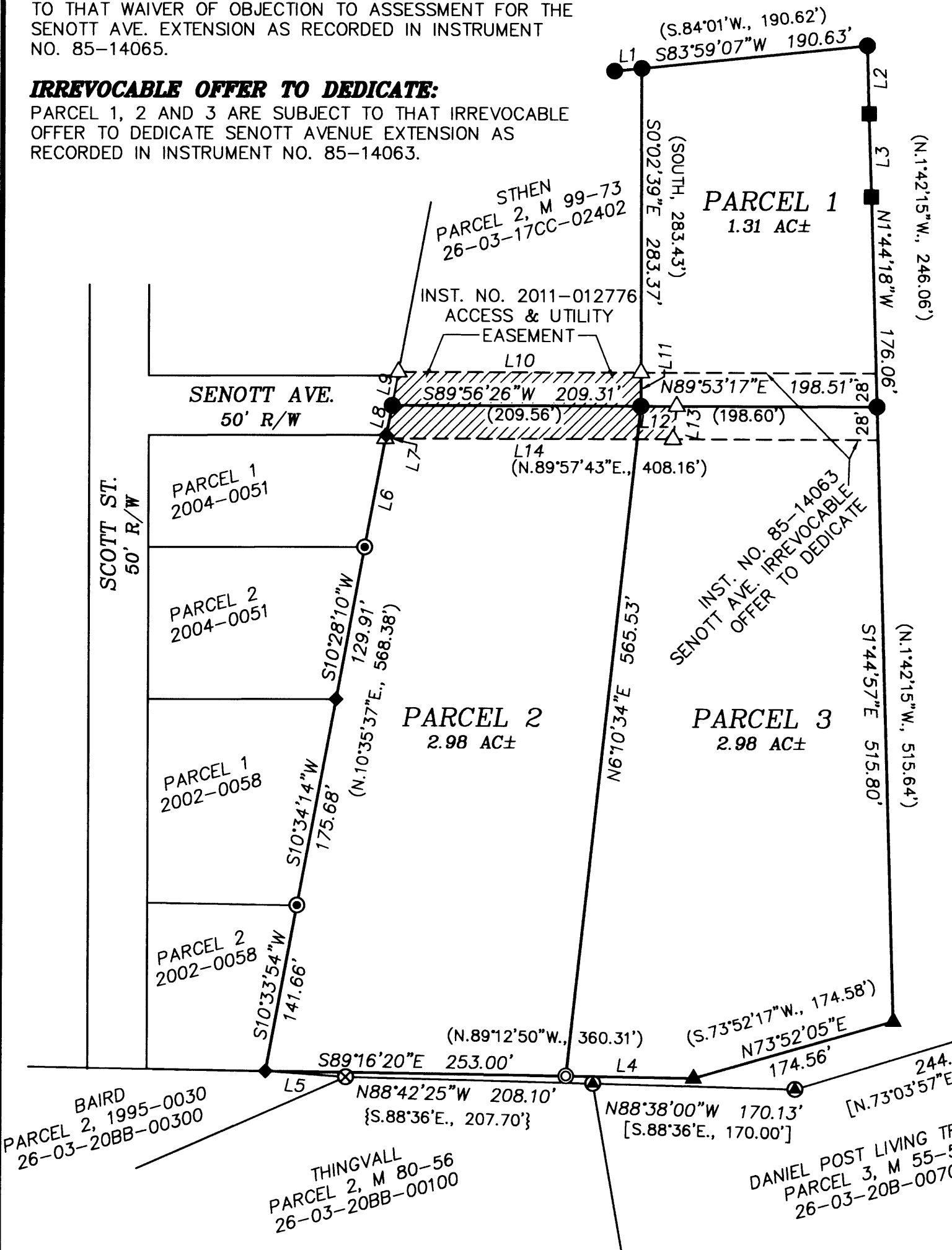
LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ◆ = FOUND 1" IRON PIPE PER EAST GLIDE SUBDIVISION (VOL.9, PG.2)
- ▲ = FOUND 1/2" IRON ROD PER VOL. 223, PG. 104
- = FOUND 5/8" IRON ROD PER M 51-3 or M 53-74
- ⊙ = FOUND 5/8" IRON ROD PER M 55-55
- ⊗ = FOUND 5/8" IRON ROD PER M 80-56
- = FOUND 5/8" IRON ROD PER M 99-73
- ⊙ = FOUND 5/8" IRON ROD PER 1999-0026, 2002-0058 or 2003-0061
- △ = COMPUTED POINT NOT SET
- () = RECORD PER M 99-73
- [] = RECORD PER M 55-55
- { } = RECORD PER M 80-56
- < > = RECORD PER 1995-0030

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kristian O. Degroot
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1961
 RENEWAL DATE: 12-31-2011



NO.	BEARING	DISTANCE
L1	S84°02'55"W	23.08
L2	N1°33'51"W	57.04
L3	N1°50'41"W	70.00
L4	N89°14'34"W	107.42
L5	S86°02'32"E	67.86
L6	S10°38'05"W	92.69
L7	S10°38'05"W	3.08
L8	N11°22'55"E	25.48
L9	N10°34'20"E	28.49
L10	S89°56'26"W	204.06
L11	S0°02'39"E	28.00
L12	N89°53'17"E	30.18
L13	S6°10'34"W	28.09
L14	S89°54'54"W	242.07



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT THE NELLIE L. ANDERSON REVOCABLE LIVING TRUST AND DAVID A. JASMAN AND BARBARA A. EGENHOFF 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, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Mary Janet Walter, Trustee
 MARY JANET WALTER, TRUSTEE
David A. Jasman
 DAVID A. JASMAN

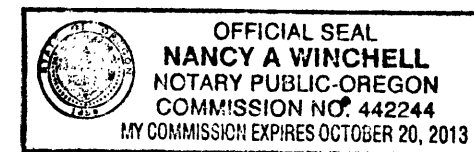
Barbara A. Egenhoff AKA
 BARBARA A. EGENHOFF
Barbara A. Egenhoff

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF Sept., 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARY JANET WALTER, TRUSTEE OF THE NELLIE L. ANDERSON REVOCABLE 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.

Nancy A. Winchell
 NOTARY PUBLIC, STATE OF OREGON
 STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF Sept., 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID A. JASMAN AND BARBARA A. EGENHOFF 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.

Nancy A. Winchell
 NOTARY PUBLIC, STATE OF 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 3 OF THAT MINOR LAND PARTITION PLAT RECORDED AS BOOK 9, PAGE 49 IN INSTRUMENT NO. 85-14223 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF LAND PARTITION PLAT M 99-73 A & B INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 10-091. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER EAST GLIDE SUBDIVISION, M 53-74, M 99-73 A & B, PARTITION PLAT 2002-0058, PARTITION PLAT 2003-0061 AND VOL. 223, PG. 104. I FOUND A GAP BETWEEN THE SOUTH LINE OF THE ANDERSON PROPERTY AND THE NORTH LINES OF THE BAIRD, THINGVALL AND DANIEL POST LIVING TRUST PROPERTIES. THIS GAP WAS CREATED IN 1967 WHEN WM. BARNES RETRACED THE WEST HALF OF THE SOUTH LINE OF SECTION 17 UNDER RM 1-58 AND DID NOT HOLD THE SOUTH LINE OF EAST GLIDE SUBDIVISION AND THE VOL. 223, PG. 104 MONUMENTS AT THE SE CORNER OF THE ANDERSON PROPERTY AS DEFINING THE SOUTH LINE OF SECTION 17. I ACCEPTED THE SE CORNER OF EAST GLIDE SUBDIVISION AND THE 1/2" IRON RODS CALLED IN VOL. 223, PAGE 104 AND FOUND PER M 99-73 AS THE SOUTH LINE OF THE ANDERSON PROPERTY. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER. THIS SURVEY WAS PERFORMED BY LES FANNING AND SCOTT MCCURDY USING A LEICA TRCP 1203 TOTAL STATION WITH ALL OBSERVATIONS ADJUSTED BY LEAST SQUARES METHODS WITH COMPUTATIONS BY SCOTT MCCURDY AND KRIS DEGROOT AND DRAFTING BY KRIS DEGROOT.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Couvec 9/29/11
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: RESIDENTIAL-2 DU/ACRE (RSH)
 WATER: GLIDE WATER ASSOCIATION
 SEWER: GLIDE IDLEYLD SEWER DISTRICT
 PLANNING FILE NO. 10-091

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

SCALE: 1" = 100'	FOR: MARY JANET WALTER, TRUSTEE NELLIE L. ANDERSON REVOCABLE LIVING TRUST 7777 NORTH BANK ROAD ROSEBURG, OR 97470	JOB #: 11-028 FILE: 11-028 Walter Plat.dwg SHEET 1 OF 1
DATE: JUNE 30, 2011		

2011-0030

2011-0030