PARTITION PLAT

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

FILED THIS 22 DAY OF November 2011, 2010,
BY Barbara R. Nielsen, C.C.C. 1:07PM
COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

APPROVALS:

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

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

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S22°49'39"W [S22°47'W]	181.16 [191.3']	L17	N20°53'48"E	143.60
L2	S2°17'14"E [S2°26'30"E]	106.96 [107.10']	L18	N75°40'35"W	288.79
L3	S42°40'23"E [S.42°45'E.]	58.07 [58.20']	L19	S84°58'35"W	275.72
L4	N5°13'53"E [S.5°11'36"W.]	169.45 [169.80']	L20	N83°06'40"E	295.06
L5	N5°13'53"E	204.86	L21	S75°04'01"E	360.27
L6	N22°49'39"E	10.43	L22	S89°42'44"W	215.59
L7	N3°21'10"E	86.27	L23	S67°12'48"W	32.48
L8	S3°21'10"W	185.00	L24	S82°25'33"E	131.36
L9	S3°21'10"W	84.42	L25	N84°58'35"E	70.73
L10	S3°20'15"W	297.91	L26	S3°20'15"W	114.66
L11	S84°58'35"W	276.01	L27	N86°39'45"W	50.00
L12	N75°40'35"W	284.01	L28	N3°20'15"E	115.00
L13	S26°58'16"W	198.02	L29	S86°39'45"E	100.00
L14	S75°04'01"E	348.01	L30	S3°20'15"W	115.00
L15	N83°06'40"E	295.00	L31	N21°41'52"E	40.00
L16	N8°20'46"E	198.00	L32	S21°41'52"W	47.38

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	42°02'40"	954.93	700.74	S89°19'28"E	685.12
C2	44°20'38"	716.20	554.30	S89°31'33"W	540.57
C3	41°50'59"	676.20	493.91	N89°13'38"W	483.00
C4	15°04'32"	300.00	78.94	S10°03'39"W	78.71
C5	18°22'25"	600.00	192.41	N11°42'35"E	191.58
C6	96°34'23"	100.00	168.55	S27°23'24"E	149.30
C7	5°37'26"	994.93	97.66	S71°06'51"E	97.62

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE - GRAZING (FG)
COMP. PLAN: AGRICULTURE (AGG)
WATER: ~~WELL~~ NORTH UMPQUA RIVER
SEWER: SEPTIC
PLANNING FILE NO. 07-081
WATER RIGHTS:
PARCEL 1 & 2: PERMIT S-54722
PARCEL 3: CERTIFICATE No. 79846

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ANDERSON PROPERTY INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 07-081. THE WEST LINE IS CONTROLLED BY MONUMENTS FOUND PER WM. BARNES SURVEYS, M 38-65, M 47-31 AND M 60-44. THE EAST LINE IS CONTROLLED BY MONUMENTS FOUND PER HERMOSA VISTA SUBDIVISION, VOL 15, PG. 1. UNDER INSTRUMENT NO. 97-11837 THE SOUTH LINE IS QUALIFIED TO THE NORTH BANK OF THE NORTH UMPQUA RIVER. THEREFORE, UNDER OREGON LAW, THE ANDERSON PROPERTY IS A RIPARIAN PARCEL AND TITLE EXTENDS TO THE CENTER OF THE RIVER. THE SOUTH LINE IS THE CENTERLINE OF THE NORTH UMPQUA RIVER WHICH WAS NOT SURVEYED BUT SCALED FROM DOUGLAS COUNTY SURVEYOR'S OFFICE AERIAL PHOTOGRAPHS. THE 100 YEAR FLOOD BOUNDARY IS SCALED FROM FEMA DIGITAL MAPPING. THE NORTH LINE OF PARCEL 3 IS THE SOUTH RIGHT OF WAY LINE OF NORTH BANK COUNTY ROAD NO. 200 WHICH IS COMPUTED PER THE 1954 ROAD PLANS AND DEED VOLUME 233, PAGE 716. THE CENTERLINE ALIGNMENT COMPUTED PER PARTITION PLAT 2007-0140 WAS ROTATED 0°00'21" COUNTER CLOCKWISE TO MATCH A M 33-39 MONUMENT AT THE SOUTHEAST CORNER OF THE ANDERSON PROPERTY LYING NORTH OF NORTH BANK ROAD. PARCEL 1 AND PARCEL 2 ARE MONUMENTED AS DIRECTED BY THE OWNER.

THE GPS CONTROL NETWORK CREATED UNDER PARTITION PLAT 2007-0140 IS THE BASIS FOR THIS SURVEY. RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES WERE SURVEYED TO CONTROLLING MONUMENTS AND ADJUSTED BY LEAST SQUARES METHODS. ALL SURVEY OBSERVATIONS WERE MEASURED WITH A LEICA TRCP 1203 TOTAL STATION AND SYSTEM 1200 GPS RECEIVERS. THIS SURVEY WAS PERFORMED BY LES FANNING AND SCOTT McCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GERALD L. ANDERSON AND PENNY S. ANDERSON 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, HAS 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 ACCESS AND UTILITY EASEMENT AND THAT 10 FOOT WATER LINE EASEMENT TO BE CREATED APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AND DO HEREBY CAUSE THAT INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT TO BE CREATED APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND SUBJECT TO THE TERMS AND CONDITIONS STATED HEREON AND DO HEREBY CAUSE THAT 10 FOOT UTILITY EASEMENT TO BE CREATED APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1.

Gerald L. Anderson — GERALD L. ANDERSON
Penny S. Anderson — PENNY S. ANDERSON

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF November, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GERALD L. ANDERSON AND PENNY S. ANDERSON 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC-OREGON
COMMISSION NO. 417432
MY COMMISSION EXPIRES MAY 18, 2011

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 THOSE PARCELS OF LAND DESCRIBED IN A DEED TO GERALD L. ANDERSON AND PENNY S. ANDERSON AS RECORDED IN INSTRUMENT NO. 97-11837 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT:

A NONEXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 1 INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Lonecke — 11/22/11
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: N/A	FOR: GERALD ANDERSON	JOB #: 10-019
DATE: SEPT. 30, 2010	13605 NORTH BANK ROAD	FILE: 10-019 Anderson.dwg
	ROSEBURG, OR 97470	SHEET 2 OF 2

2011-0037 B

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