

# PARTITION PLAT

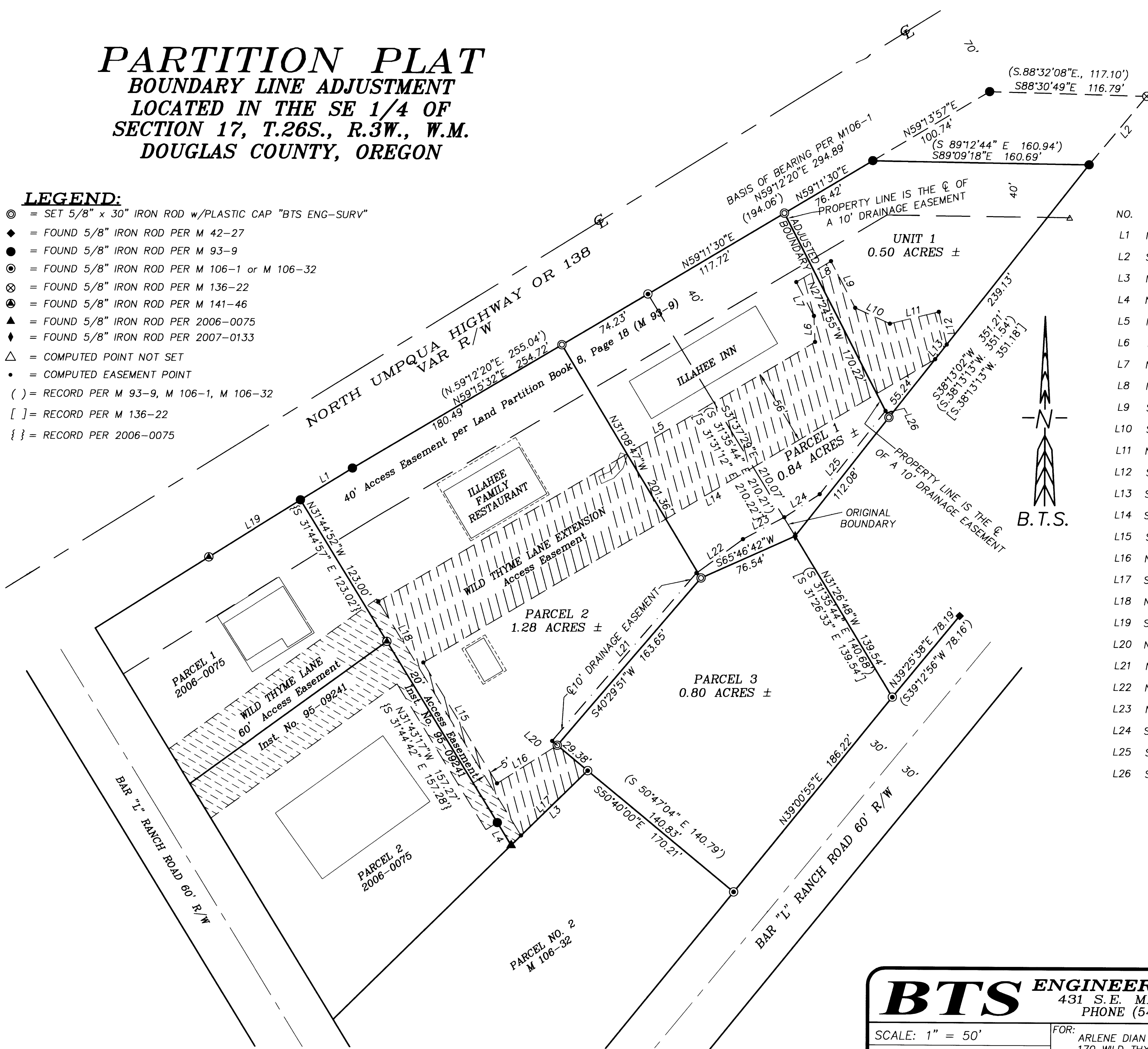
## BOUNDARY LINE ADJUSTMENT

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

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2011-018567  
 \$0.00  
 00310716201100185670010013  
 12/30/2011 01:38:51 PM  
 PLAT-PAR Cnt=1 Stn=1 CAROLLEE

#### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ◆ = FOUND 5/8" IRON ROD PER M 42-27
- = FOUND 5/8" IRON ROD PER M 93-9
- ⊙ = FOUND 5/8" IRON ROD PER M 106-1 or M 106-32
- ⊗ = FOUND 5/8" IRON ROD PER M 136-22
- ⊕ = FOUND 5/8" IRON ROD PER M 141-46
- ▲ = FOUND 5/8" IRON ROD PER 2006-0075
- ◆ = FOUND 5/8" IRON ROD PER 2007-0133
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- ( ) = RECORD PER M 93-9, M 106-1, M 106-32
- [ ] = RECORD PER M 136-22
- { } = RECORD PER 2006-0075



NO.	BEARING	DISTANCE	RECORD
L1	N58°22'58"E	45.30	{N.58°25'10"E., 45.24'}
L2	S39°58'10"W	66.38	(S.40°02'52"E., 66.38')
L3	N45°30'49"E	79.34	(N45°29'08"E 79.36')
L4	N31°44'05"W	19.55	{S.31°44'42"E., 19.65'}
L5	N59°05'21"E	377.09	
L6	N2°47'33"W	19.38	
L7	N27°42'11"W	28.39	
L8	N58°57'41"E	30.06	
L9	S27°41'54"E	38.97	
L10	S65°47'10"E	28.38	
L11	N76°04'36"E	37.38	
L12	S13°52'27"E	25.00	
L13	S38°13'02"W	13.82	
L14	S59°08'45"W	441.92	
L15	S31°47'27"E	104.81	
L16	N57°28'06"E	52.84	
L17	S45°30'49"W	69.08	
L18	N31°40'57"W	203.19	
L19	S57°57'58"W	80.21	{N.57°52'48"E., 80.21'}
L20	N49°30'09"W	5.00	
L21	N40°29'51"E	164.23	
L22	N53°43'48"E	42.75	
L23	N61°57'30"E	34.71	
L24	S56°48'37"W	31.30	
L25	S38°13'14"W	78.78	
L26	S27°24'55"E	5.48	

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

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

SCALE: 1" = 50'	FOR: ARLENE DIAN 170 WILD THYME LANE GLIDE, OREGON 97443	JOB #: 11-014 FILE: Illahee 2011 Plat.dwg SHEET 1 OF 2
DATE: JULY 21, 2011		

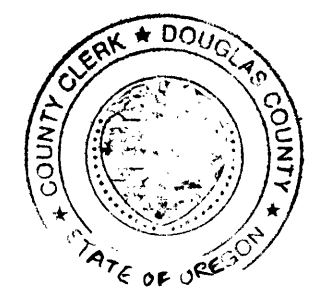
2011-0042 A

2011-0042 A

2011-0042 B

# PARTITION PLAT BOUNDARY LINE ADJUSTMENT LOCATED IN THE SE 1/4 OF SECTION 17, T.26S., R.3W., W.M. DOUGLAS COUNTY, OREGON

FILED THIS 30 DAY OF December 2011,  
BY Andros P. Nielsen, C.C.C.  
COUNTY CLERK



### APPROVALS:

Keith L. Cubic 12/29/11  
COUNTY PLANNING DIRECTOR DATE  
Randy Smith 12-30-11  
COUNTY SURVEYOR DATE

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT ARLENE DIAN 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 WILD THYME LANE EXTENSION ACCESS EASEMENT, SHOWN HEREON, TO BE CREATED APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, PARCEL 2, PARCEL 3 AND UNIT 1.

Arlene Dian 12-21-11  
ARLENE DIAN

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF December 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ARLENE DIAN TO ME KNOWN TO BE THE PERSON 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



### ZONING & UTILITIES:

ZONING: GENERAL COMMERCIAL (C3)  
RURAL RESIDENTIAL-1 (1R)  
COMP. PLAN: COMMERCIAL (CO)  
RESIDENTIAL - 1 (R1)  
WATER: GLIDE WATER ASSOCIATION  
SEWER: GLIDE IDLEYLD SEWER DISTRICT  
PLANNING FILE NO. 11-026

### TAX COLLECTORS CERTIFICATE:

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

Sandra K. Corree 12/30/11  
DOUGLAS COUNTY TAX COLLECTOR DATE

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL NO. 2, M 106-1 AND PARCEL NO. 1 OF M 106-32 TO CREATE UNIT 1 AS A 0.50 ACRE UNIT OF LAND AND UNIT 2 AS A 2.94 ACRE UNIT OF LAND AND THEN TO PARTITION THE 2.94 ACRES UNIT OF LAND INTO THREE PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO 11-026. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 42-27, M 93-9, M 106-1, M 106-32, M 136-22, M 141-46, 2006-0075 AND 2007-0133. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.  
THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND SCOTT MCCURDY USING A LEICA TCRM 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND ADAM DEGROOT AND DRAFTING BY KRIS DEGROOT.

### BLA DEED REFERENCE:

INSTRUMENT NO. 2011-018083 & 2011-018084

### 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 NO. 2 OF THAT MINOR LAND PARTITION PLAT RECORDED IN BOOK 10, PAGE 59 AS M 106-1 AND AS RECORDED IN INSTRUMENT NO. 88-05503 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.  
TOGETHER WITH PARCEL NO. 1 OF THAT MINOR LAND PARTITION PLAT RECORDED IN BOOK 10, PAGE 75 AS M 106-32 AND AS RECORDED IN INSTRUMENT NO. 88-09050 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.  
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:  
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 17, T.26S., R.3W., W.M. BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED TO ARLENE DIAN AND DARREN M. & CHRISTIAN A. BUCICH RECORDED AS INSTRUMENT NO. 2004-001836 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING SURVEYED AS A PORTION OF PARCEL NO. 2 OF THAT MINOR LAND PARTITION RECORDED AS M 106-1 IN BOOK 10, PAGE 59 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL NO. 2 OF MINOR LAND PARTITION BOOK 10, PAGE 59; THENCE S.38°13'02"W. ALONG THE SOUTHEAST LINE OF SAID PARCEL NO. 2, 239.13 FEET TO A 5/8" IRON ROD; THENCE N.27°24'55"W., 170.22 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF OR 138; THENCE N.59°12'20"E. ALONG SAID SOUTHERLY RIGHT OF WAY, 76.42 FEET TO THE 5/8" IRON ROD; THENCE S.89°09'18"E. ALONG THE NORTH LINE SAID PARCEL NO. 2, 160.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES, MORE OR LESS.



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SCALE: N/A	FOR: ARLENE DIAN 170 WILD THYME LANE GLIDE, OREGON 97443	JOB #: 11-014
DATE: DECEMBER 20, 2011		FILE: Illahee 2011 Plat.dwg
		SHEET 2 OF 2

2011-0042 B