

DOUGLAS COUNTY OFFICIAL RECORDS  
PATRICIA K. HITT, COUNTY CLERK

2012-003510



NO FEE

00314973201200035100010019  
02/27/2012 11:15:38 AM  
PLAT-PAR Cnt=1 Stn=1 receiptcounter  
This is a no fee document

**NARRATIVE:**

THE PURPOSE OF THE SURVEY IS TO CREATE A PARTITION OF PARCEL 2 OF PARTITION PLAT 1997-55. BEING THE LANDS DESCRIBED IN THE RECORDED DOCUMENT 72-3709 AND SHOWN ON PARTITION AND BOUNDARY LINE ADJUSTMENT PLAT 1997-0055. IT IS THE INTENT OF THIS PARTITION TO CREATE THE PARCELS 2 AND 3 AS SHOWN, WITH THE REMAINDER OF PARCEL 1 BEING AN UNSURVEYED PARCEL. THIS PLAT IS CREATED TO SATISFY THE SURVEY REQUIREMENTS FOR THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 11-031 FOR THE APPLICANTS, RONLEE D & LISA R. ROPP. FOUND MONUMENTATION ALONG THE NORTHERN BOUNDARIES AND THE RIGHT OF WAY OF CEDAR TREE DRIVE WERE USED TO ESTABLISH THE BOUNDARY AS SHOWN ON PLAT 1997-0055. COURSES DESIGNATED AS "L2" THROUGH "L11", "L16" THROUGH "L22" AND "C1" THROUGH "C3" ARE BASED ON ACTUAL FIELD MEASUREMENTS.

**EQUIPMENT:**

GEODIMETER 650 ROBOTIC TOTAL STATION  
TDS EPOCH 25 RTK GLOBAL POSITIONING SYSTEM  
TDS RANGER DATA COLLECTORS

**NOTES:**

1. BOUNDARIES OF PARCEL 1 ARE APPROXIMATE AND INFORMATION WAS CALCULATED FROM INFORMATION ON OTHER SOURCES. THESE BOUNDS ARE NOT VERIFIED BY FIELD SURVEY LOCATION.  
2. ALL AREAS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHT OF WAYS, AND ZONING REGULATIONS OF RECORD THAT MAY AFFECT THE AREAS SHOWN.

**PROJECT SUMMARY**

ZONING: (AGG) AGRICULTURE &  
(FFT) FARM/FOREST TRANSITIONAL  
(FG) FARM USE GRAZING  
(FF) FARM FOREST

WATER: WELLS  
SEWER: SUBSURFACE SEPTIC SYSTEMS  
PLANNING FILE NO: 11-031

**ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT:**

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY FAITH J. BAKER ALSO KNOWN AS FAITH J. SCHLABACH IS RECORDED IN BOOK 1471 PAGE 843 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**APPROVALS**

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

SURVEY FOR A  
**LAND PARTITION**  
LYING IN NW 1/4, SECTION 19,  
TWP 28 SOUTH, RANGE 6 WEST, W.M.  
DOUGLAS COUNTY,  
OREGON

SURVEY PREPARED FOR:  
RONLEE D. ROPP & LISA R. ROPP  
314 CEDAR TREE DRIVE  
ROSEBURG, OR 97471

*Jandra K. Correse* 2/27/12  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubie* 2/24/12  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Smith* 2-27-12  
DOUGLAS COUNTY SURVEYOR DATE

FILED 27 DAY OF February 2012

*Patricia K Hitt*  
COUNTY CLERK



**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT FAITH J. BAKER ALSO KNOWN AS FAITH J. SCHLABACH; OWNER AND RONLEE D. ROPP AND LISA R. ROPP, CONTRACT PURCHASERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PLAT, HAS CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND CREATE THE SAME EASEMENTS SHOWN HEREON.

*Ronlee D. Ropp* 2/27/12  
RONLEE D. ROPP

*Lisa R. Ropp* 2/22/12  
LISA R. ROPP

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 22 DAY OF February 2012 BEFORE ME APPEARED RONLEE D. & LISA R. ROPP, WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE DECLARATION SET FORTH HEREON AS HIS FREE AND VOLUNTARY ACT AND DEED.

ON TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Jarmen Miles*  
NOTARY PUBLIC OF OREGON *Maria del Carmen Miles*  
COMMISSION NO.: 459801  
MY COMMISSION EXPIRES: July 31, 2015

**SURVEYORS CERTIFICATE**

I, GEORGE MARCUS BRITAIN, BEING DULY SWORN, DEPOSE AND SAY THAT I SURVEYED PARCEL 2 AND PARCEL 3 BUT MADE NO FIELD SURVEY FOR PARCEL 1 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL PARCELS SHOWN LYING IN SECTION 19 OF TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED IN DOCUMENT 72-3709 AND SHOWN ON PARTITION PLAT 1997-0055A OF THE DOUGLAS COUNTY RECORDS. SAID PARCELS SUBJECT TO THE EXCEPTIONS DESCRIBED IN DOCUMENT 72-3709 AND THE PARCELS AND ADJUSTMENTS SHOWN ON PARTITION PLAT 1997-0055A AND THE RIGHT OF WAY FOR COUNTY ROAD NUMBER 47-E (CEDAR TREE DRIVE).

REFERENCE:  
P1997-0055A  
P1997-0055B  
97-09986  
72-3709

TAX LOTS: AS SHOWN  
DATE: OCTOBER 4, 2011  
JANUARY 6, 2012  
SCALE: 1" = 200'  
REVISIONS:

REGISTERED PROFESSIONAL LAND SURVEYOR  
*George Marcus Britain*  
OREGON  
JULY 14, 2009  
GEORGE MARCUS BRITAIN  
81265  
EXPIRES: 12/31/2013

SURVEY BY  
G. MARCUS BRITAIN  
PROFESSIONAL LAND SURVEYOR  
AK Reg# L9329 CO Reg# 31547  
NC Reg# L-3264 SC Reg# 15184  
OR Reg# 81265  
2670 FLOURNOY VALLEY ROAD  
ROSEBURG, OREGON 97471  
PHONE: 541-637-0572  
JOB NO.: OR11002 Sheet 1 of 1

Related to Plat P1997-0055A

N/F DONNA L. AMOS  
2806190400,  
2806190502  
M72-11  
CS55-2002

N/F W.B. METCALF  
2806190300  
2806190501  
P1997-0055

CEDAR TREE DRIVE  
(40' R/W, Co Rd #47-E  
per Plat 1997-0055)  
(20' Asphalt Roadway)

Fd 1/2" Rebar  
NW corner of  
M72-11

TIE LINE  
N 79°56'51" E  
806.63' (M)

Fd DCSO Mon "DELI"  
in Rock Outcrop  
ELV = 548.27'

N/F E. ROPP  
2806190600  
M72-11

N/F MARC CROSIER  
2806190701  
CS40-92

LINE	BEARING	DISTANCE
L1	S 88°59'58" E	271.17'
L2	N 04°11'43" W	63.53'
L3	N 75°14'32" E	13.72'
L4	N 65°43'35" E	26.88'
L5	N 52°25'31" E	30.93'
L6	N 43°35'51" E	90.94'
L7	S 39°54'58" E	32.13'
L8	N 60°31'49" E	267.48'
L9	S 32°17'44" E	60.48'
L10	N 86°30'46" E	120.58'
L11	N 86°30'46" E	274.18'
L12	S 18°32'50" E	293.33'
L13	N 86°32'43" E	222.24'
L14	S 18°30'37" E	443.80'
L15	S 18°30'37" E	91.19'
L16	S 05°55'56" E	116.77'
L17	S 89°53'05" E	102.16'
L18	S 18°00'18" E	226.76'
L19	N 89°53'05" W	207.41'
L20	N 25°59'16" W	372.94'
L21	S 58°14'58" W	288.29'
L22	N 28°01'35" W	128.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	59.07'	58.69'	S 43°38'04" E	22°33'43"
C2	150.00'	33.36'	33.29'	S 61°17'09" E	12°44'28"
C3	150.00'	67.62'	67.05'	S 80°34'16" E	25°49'46"

**LEGEND**

- ⊠ BLM or GOV. MONUMENT FOUND
- ⊕ MONUMENT FOUND as noted
- ▲ MONUMENT SET (5/8"x30" Rebar & ID Cap)
- COMPUTED POINT
- (M) MEASURED COURSE
- (R) RECORD COURSE (as noted)
- (C) COMPUTED COURSE (as noted)
- ⊙ TEST PIT
- ⊗ WELL

PARCEL 1  
112.12 ACRES  
(UN-SURVEYED)

APPROXIMATE LOCATION OF FEMA "ZONE A" FLOOD WAY  
(REFERENCE: NFIP FEMA MAP #4109C1715F & #4109C2105F, DATED FEBRUARY 17, 2010)

