

DOUGLAS COUNTY OFFICIAL RECORDS
 PATRICIA K. HITT, COUNTY CLERK
 2012-014340
 NO FEE
 09/06/2012 11:49:29 AM
 PLAT-PAR Cnt=1 Stn=1 receiptcounter
 This is a no fee document



PARTITION PLAT

LOCATED IN THE
 NW 1/4 OF SECTION 14
 T.32S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

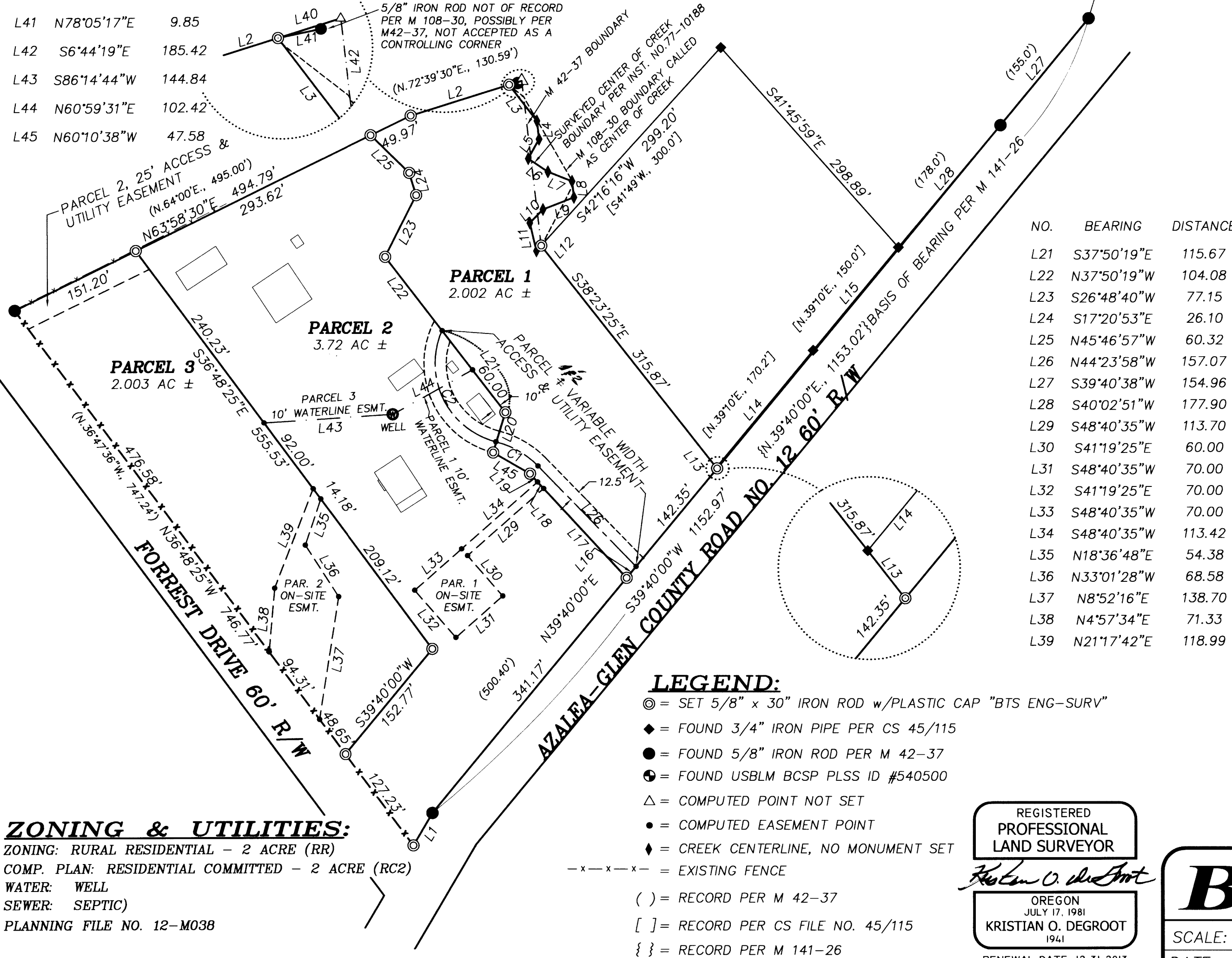
FILED THIS 6th DAY OF September 2012 11:49 AM
 BY Patricia K. Hitt
 COUNTY CLERK

APPROVALS:
 Cheryl C. ...
 COUNTY PLANNING DIRECTOR
 Randy Smith
 COUNTY SURVEYOR
 DATE: 9-5-12, 9-6-12

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	31°33'22"	100.00	55.08	N60°10'38"W	54.38
C2	100°07'04"	90.00	157.26	S25°53'47"E	138.01

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S30°30'00"W	42.04	L11	S13°18'43"E	32.10
L2	N72°38'15"E	115.79	L12	N42°16'16"E	8.00
L3	S37°33'17"E	50.92	L13	S38°23'25"E	1.36
L4	S6°47'22"E	20.50	L14	S39°39'50"W	170.05
L5	S29°02'47"W	25.08	L15	S39°42'52"W	149.68
L6	S56°30'29"E	26.48	L16	N39°40'00"E	16.57
L7	S68°24'03"E	29.01	L17	N42°57'57"W	136.44
L8	S6°40'17"E	17.98	L18	N44°57'57"W	10.00
L9	S68°46'41"W	37.12	L19	N44°57'57"W	12.39
L10	S44°13'49"W	21.18	L20	N16°58'26"E	46.97

NO.	BEARING	DISTANCE
L40	N72°38'15"E	14.75
L41	N78°05'17"E	9.85
L42	S6°44'19"E	185.42
L43	S86°14'44"W	144.84
L44	N60°59'31"E	102.42
L45	N60°10'38"W	47.58



PARCEL 1 VARIABLE WIDTH ACCESS & UTILITY EASEMENT
 LIES 12.50 FEET RIGHT OF CENTERLINE AND EXTENDS TO THE PROPERTY LINE LEFT OF CENTERLINE ALONG COURSES L26 AND C1 AND LIES 12.50 FEET LEFT AND RIGHT OF CENTERLINE ALONG COURSE C2.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RICHARD D. JONES AND MARY J. JONES 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE PARCEL 1 VARIABLE WIDTH ACCESS AND UTILITY EASEMENT, 10 FOOT WATERLINE EASEMENT AND INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AND ALSO DO HEREBY CAUSE THE PARCEL 2 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2 AND ALSO DO HEREBY CAUSE THE PARCEL 3 10 FOOT WATER LINE EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 3.

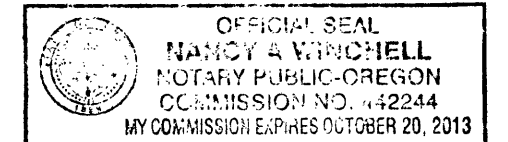
Richard D. Jones
 RICHARD D. JONES
 Mary J. Jones
 MARY J. JONES

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF August, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD D. JONES AND MARY J. JONES 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 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:
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO RICHARD D. JONES AND MARY J. JONES AS RECORDED IN INSTRUMENT NO. 84-6355 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE JONES PROPERTY AS DESCRIBED IN INST. NO. 84-6355 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 12-M038. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER CS FILE NO. 45/115 AND M 42-37 AND BY THE M 108-30 AND M 141-26 PLAT RECORDS. I HELD THE M 141-26 RECORD BETWEEN M 42-37 MONUMENTS ON THE NW RIGHT OF WAY LINE OF AZALEA-GLEN COUNTY ROAD NO. 12 AS THE BASIS OF BEARINGS AND RIGHT OF WAY LINE. THE CS 45/115 MONUMENTS FALL 1.2 TO 1.3 FEET NW OF THIS LINE. I COMPUTED THE NW CORNER OF CS 45/115 BY A COMPASS RULE ADJUSTMENT BETWEEN THE ORIGINAL CS 45/115 MONUMENTS AT THE NE AND SW CORNERS OF CS 45/115 AND THEN HELD THE NW AND SW CORNERS OF CS 45/115 AS THE WEST LINE OF VOL. 142 PG. 234 AS QUALIFIED PER INST. NO. 84-6355. THE NORTH LINE WAS COMPUTED BY A COMPASS RULE ADJUSTMENT OF THE M 42-37 RECORD BETWEEN THE M 42-37 MONUMENT AT THE NW CORNER OF PARCEL 3 AND THE CS 45/115 MONUMENT AT THE SW CORNER OF CS 45/115. I SURVEYED AND HELD THE CREEK CENTERLINE AS CALLED PER INST. NO. 77-10188 AS THE SENIOR DEED AND ALSO PER M 108-30. THE PARCEL BOUNDARIES WERE THEN ESTABLISHED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND KRIS DEGROOT USING A LEICA TCM 1200 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENTS:

FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF TWO INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEMS (HEREINAFTER CALLED THE "SYSTEMS") APPURTENANT TO PARCEL 1 AND PARCEL 2 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT PARCEL 2 AND PARCEL 3 AS SHOWN HEREON SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEMS OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEMS.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Couese
 DOUGLAS COUNTY TAX COLLECTOR
 9/6/12
 DATE

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
 COMP. PLAN: RESIDENTIAL COMMITTED - 2 ACRE (RC2)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 12-M038

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ◆ = FOUND 3/4" IRON PIPE PER CS 45/115
- = FOUND 5/8" IRON ROD PER M 42-37
- ⊕ = FOUND USBLM BCSP PLSS ID #540500
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- ◇ = CREEK CENTERLINE, NO MONUMENT SET
- - - - - = EXISTING FENCE
- () = RECORD PER M 42-37
- [] = RECORD PER CS FILE NO. 45/115
- { } = RECORD PER M 141-26

REGISTERED PROFESSIONAL LAND SURVEYOR

KRISTIAN O. DEGROOT
 OREGON JULY 17, 1981
 1941
 RENEWAL DATE: 12-31-2013

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

SCALE: 1" = 100'	FOR: RICHARD JONES P.O. BOX 246 AZALEA, OR 97410	JOB #: 12-034 FILE: JonesPlat.dwg SHEET 1 OF 1
DATE: JULY 20, 2012		

2012-0012

2100-2102