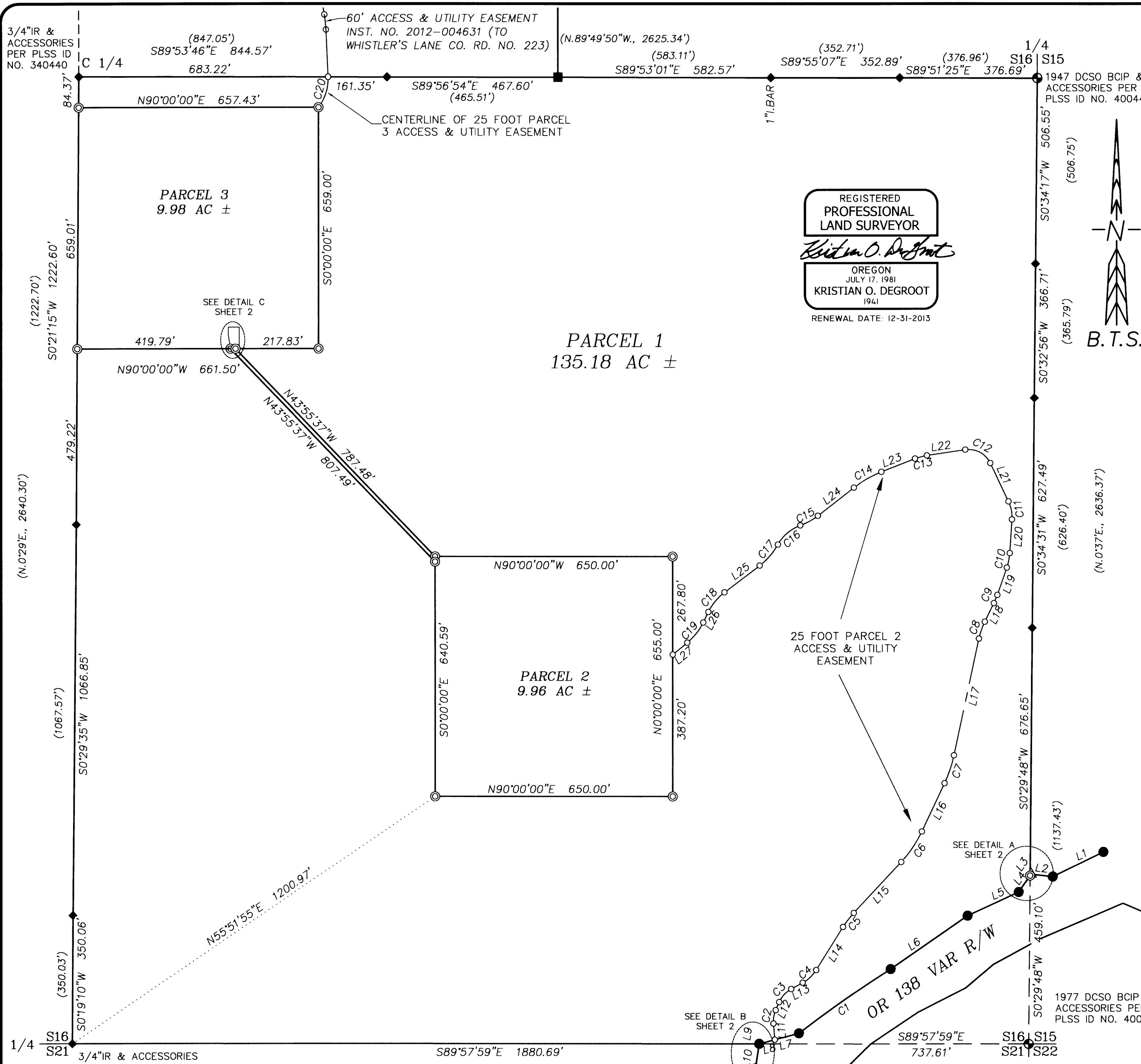


2012-0014 A

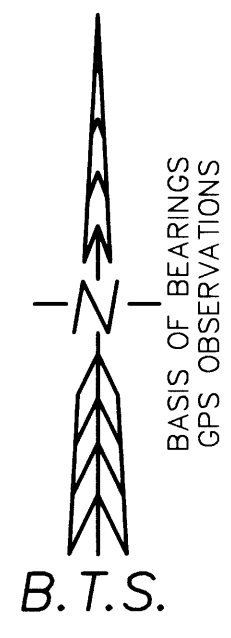
2012-0014 A

PARTITION PLAT

LOCATED IN THE
SE 1/4 OF SECTION 16
T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2013



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - = FOUND 3/4" IRON PIPE PER M 13-43
 - ◆ = FOUND 3/4" IRON ROD PER M 11-80
 - = FOUND 5/8" IRON ROD PER 1972 PLANS, NORTH UMPQUA HWY.
 - ⊙ = FOUND DCSO BCIP & ACCESSORIES AS NOTED
 - △ = COMPUTED POINT NOT SET
 - = EASEMENT CENTERLINE POINT
 - () = RECORD PER M 11-80

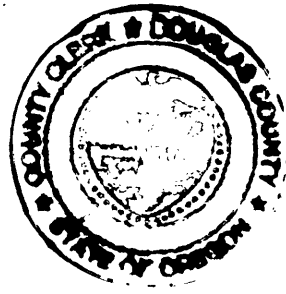
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N64°04'17"E	154.00	L15	S43°05'08"W	190.22
L2	N83°44'11"W	59.53	L16	S25°18'49"W	145.73
L3	N34°54'47"E	5.05	L17	S12°08'01"W	325.86
L4	N34°54'47"E	54.49	L18	S26°10'53"W	56.57
L5	N65°15'33"E	153.89	L19	S19°13'37"W	78.97
L6	N55°25'33"E	256.19	L20	S3°45'24"W	92.37
L7	N75°14'22"E	68.31	L21	S25°25'12"E	115.68
L8	S75°14'20"W	44.08	L22	N81°31'52"E	106.55
L9	N8°51'03"E	0.36	L23	N68°39'50"E	98.98
L10	N8°51'03"E	67.66	L24	N52°04'49"E	124.90
L11	S4°46'20"E	44.33	L25	N52°49'56"E	120.96
L12	S23°50'57"W	24.05	L26	N26°04'43"E	32.08
L13	S61°28'21"W	35.73	L27	N50°46'12"E	51.40
L14	S32°02'49"W	138.47			

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	5°15'13"	3339.03	306.17	S55°05'35"W	306.06
C2	28°37'17"	75.00	37.47	S9°32'19"W	37.08
C3	37°36'09"	75.00	49.22	S42°39'01"W	48.34
C4	29°25'32"	100.00	51.36	S46°45'35"W	50.79
C5	11°02'18"	250.00	48.16	S37°33'59"W	48.09
C6	17°46'19"	325.00	100.81	S34°11'58"W	100.40
C7	13°10'48"	350.00	80.51	S18°43'25"W	80.33
C8	14°02'52"	200.00	49.04	S19°09'27"W	48.91
C9	6°57'16"	200.00	24.28	S22°42'15"W	24.26
C10	15°28'13"	150.00	40.50	S11°29'31"W	40.38
C11	29°10'36"	100.00	50.92	S10°49'54"E	50.37
C12	73°02'56"	65.00	82.87	S61°56'40"E	77.37
C13	12°52'02"	150.00	33.69	N75°05'51"E	33.62
C14	16°35'01"	300.00	86.83	N60°22'19"E	86.53
C15	18°03'25"	175.00	55.15	N61°06'31"E	54.92
C16	41°02'24"	115.00	82.37	N49°37'02"E	80.62
C17	23°44'07"	185.00	76.64	N40°57'53"E	76.09
C18	26°45'13"	150.00	70.04	N39°27'20"E	69.41
C19	24°41'29"	165.00	71.11	N38°25'28"E	70.56
C20	40°14'57"	126.71	89.01	N17°33'42"E	87.19

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

SCALE: 1" = 200'	FOR: KIDDER FAMILY TRUST 341 CABOT COURT ROSEVILLE, CA 95746	JOB #: 11-013 FILE: KidderPLAT.dwg SHEET 1 OF 2
DATE: AUGUST 21, 2012		

DOUGLAS COUNTY OFFICIAL RECORDS
 PATRICIA K. HITT, COUNTY CLERK 2012-015089
 NO FEE
 00329144201200150890020029
 09/20/2012 10:05:23 AM
 PLAT-PAR Cnt=1 Stn=1 receiptcounter
 This is a no fee document



PARTITION PLAT

LOCATED IN THE
 SE 1/4 OF SECTION 16
 T.26S., R.4W., W.M.
 DOUGLAS COUNTY, OREGON

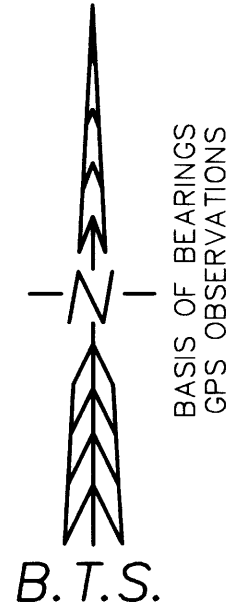
FILED THIS 20th DAY OF September 2012,
 BY Patricia K. Hitt
 COUNTY CLERK

APPROVALS:

Keith L. Cubic 9/20/12
 COUNTY PLANNING DIRECTOR DATE
 Randy Smith 9-20-12
 COUNTY SURVEYOR DATE

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
 COMP. PLAN: AGRICULTURE (AGG)
 WATER: SPRING
 SEWER: SEPTIC
 PLANNING FILE NO. 11-027



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT NANCY KIDDER WEST, TRUSTEE OF THE KIDDER FAMILY TRUST 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 STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE PARCEL 1 & 2 UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 AND DOES HEREBY CAUSE THE 25 FOOT PARCEL 2 ACCESS AND UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2 AND DOES HEREBY CAUSE THE 25 FOOT PARCEL 3 ACCESS AND UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 3.

Nancy Kidder West
 NANCY KIDDER WEST, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF September, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NANCY KIDDER WEST 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.

Jarmey Miles
 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 2 OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENT NO. 90-00376 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, BEING THE SOUTHEAST QUARTER OF SECTION 16, T.26S., R.4W., W.M. LYING NORTH OF THE NORTH UMPQUA HIGHWAY, AS RELOCATED.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL THE SOUTHEAST QUARTER OF SECTION 16, T.26S., R.4W., W.M INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 11-027. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 11-80 AND M 13-43 AND THE 1972 PLANS FOR THE NORTH UMPQUA HIGHWAY. THE MONUMENTS ALONG THE SOUTH LINE OF SECTION 16 THAT WERE EITHER FOUND OR SET PER M 11-80 WERE NOT SEARCHED FOR UNDER THIS SURVEY. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND KRIS DEGROOT USING A LEICA TCRP 1203 TOTAL STATION AND SYSTEM 1200 GPS RECEIVERS. ALL GPS AND TPS OBSERVATIONS WERE ADJUSTED BY LEAST SQUARES METHODS USING LEICA GEO OFFICE SOFTWARE BY ADAM DEGROOT WITH COMPUTATION AND DRAFTING BY KRIS DEGROOT.

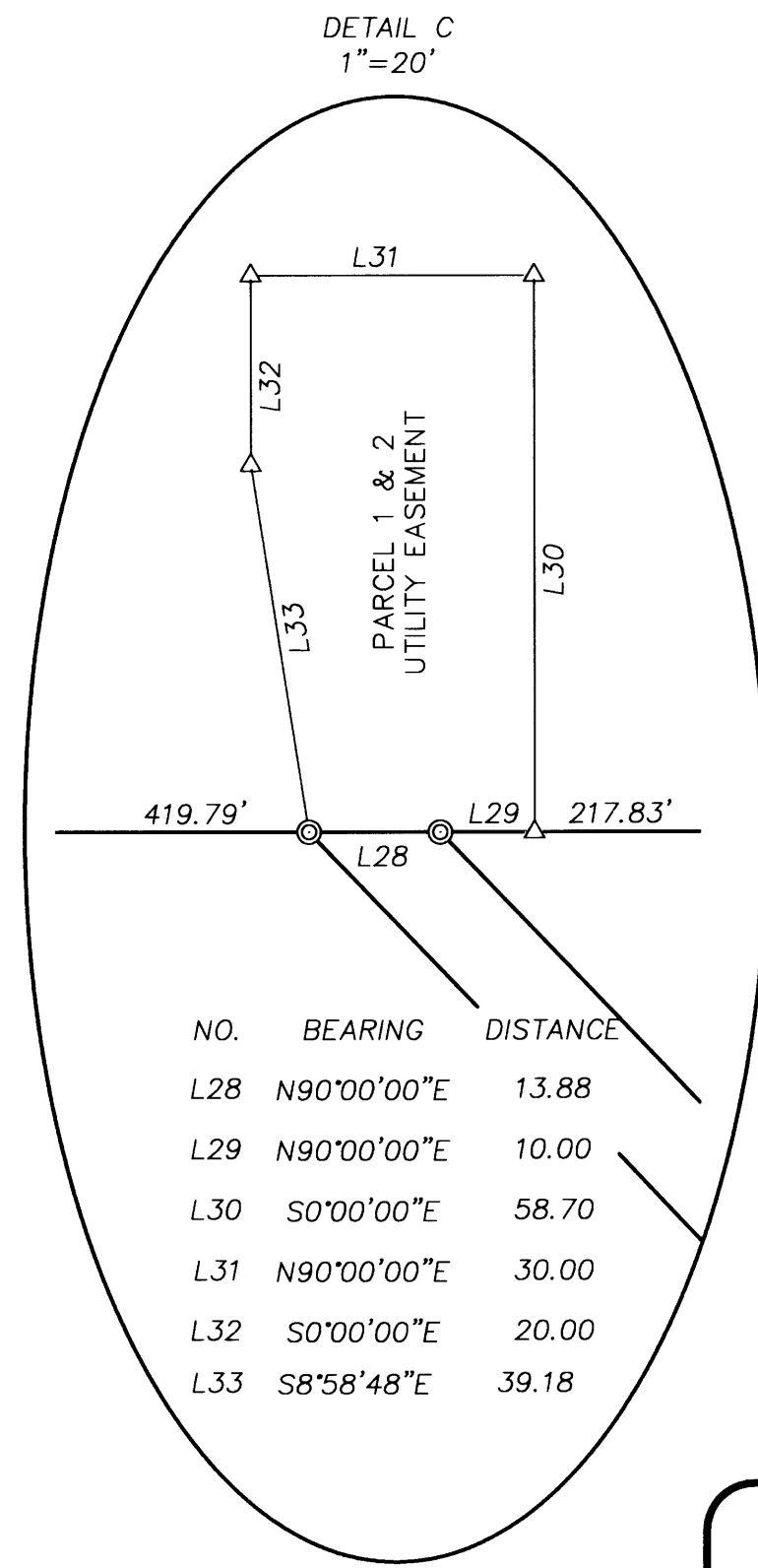
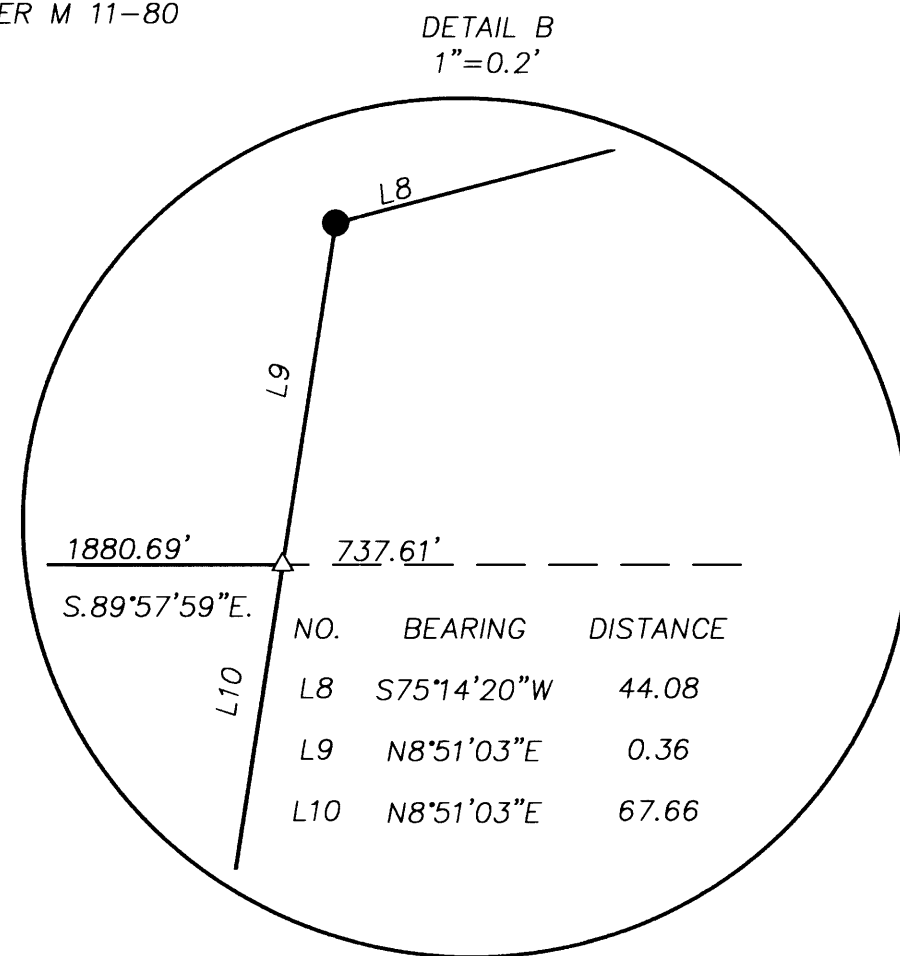
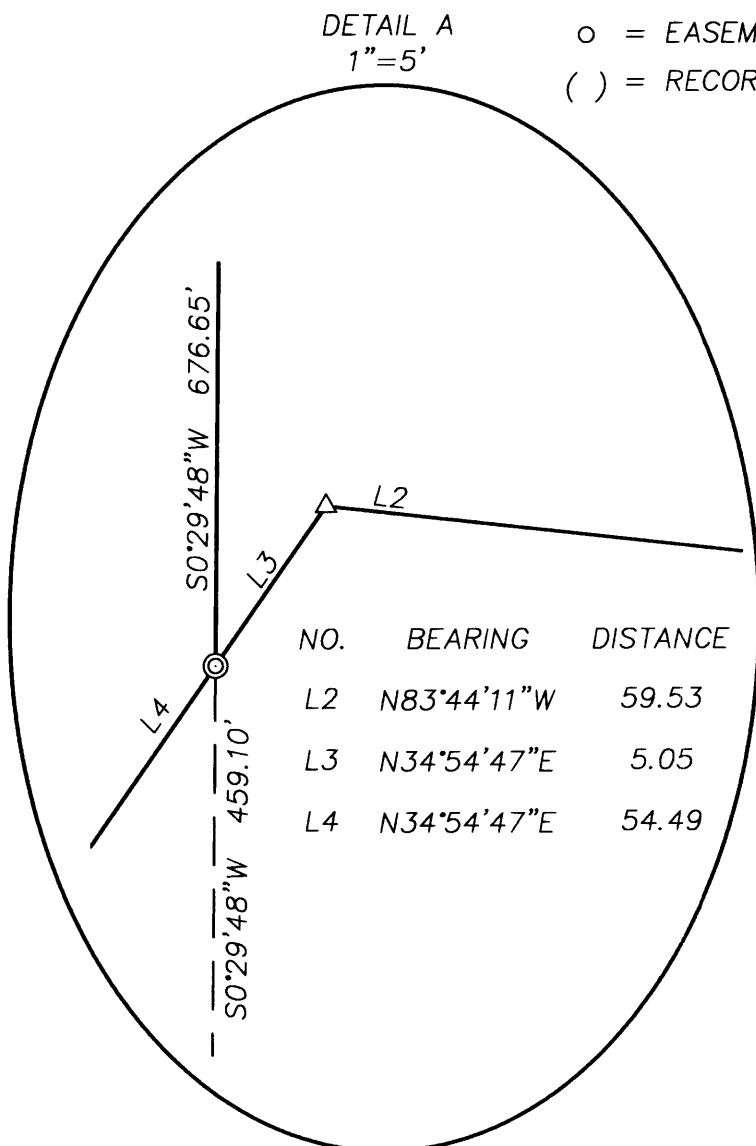
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Covee 9/20/12
 DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 3/4" IRON PIPE PER M 13-43
- ◆ = FOUND 3/4" IRON ROD PER M 11-80
- = FOUND 5/8" IRON ROD PER 1972 PLANS, NORTH UMPQUA HWY.
- ⊕ = DCSO BCIP & ACCESSORIES AS NOTED
- △ = COMPUTED POINT NOT SET
- = EASEMENT CENTERLINE POINT
- () = RECORD PER M 11-80



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

SCALE: AS NOTED	FOR: KIDDER FAMILY TRUST 341 CABOT COURT ROSEVILLE, CA 95746	JOB #: 11-013 FILE: KidderPLAT.dwg
DATE: AUGUST 21, 2012		SHEET 2 OF 2

2012-0014 B

2012-0014 B