

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2013-006988
 NO FEE
 04/11/2013 01:08:39 PM
 PLAT-PAR Cnt=1 Stn=12 HEDI
 This is a no fee document

PARTITION PLAT

A PORTION OF BLOCK 1
 THIRD BROOKSIDE ADDITION TO ROSEBURG
 LOCATED IN THE
 SE 1/4 OF SECTION 17 & NE 1/4 OF SECTION 20
 T.27S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

TAX COLLECTORS CERTIFICATE:

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

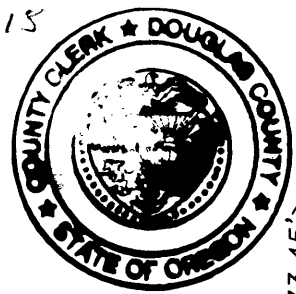
Sandra K. Corree
 DOUGLAS COUNTY TAX COLLECTOR
 4/11/13
 DATE

5/8" IRON ROD PER M 92-68 FALLS N. 9.19'
 & W. 12.47' PER THE M 133-19 RECORD

N88°54'21"E 597.74'
 [N89°01'59"E, 597.77']
 BLOCK 3

FILED THIS 11th DAY OF APRIL 2013

BY Patricia K. Hitt
 COUNTY CLERK 4/11/13

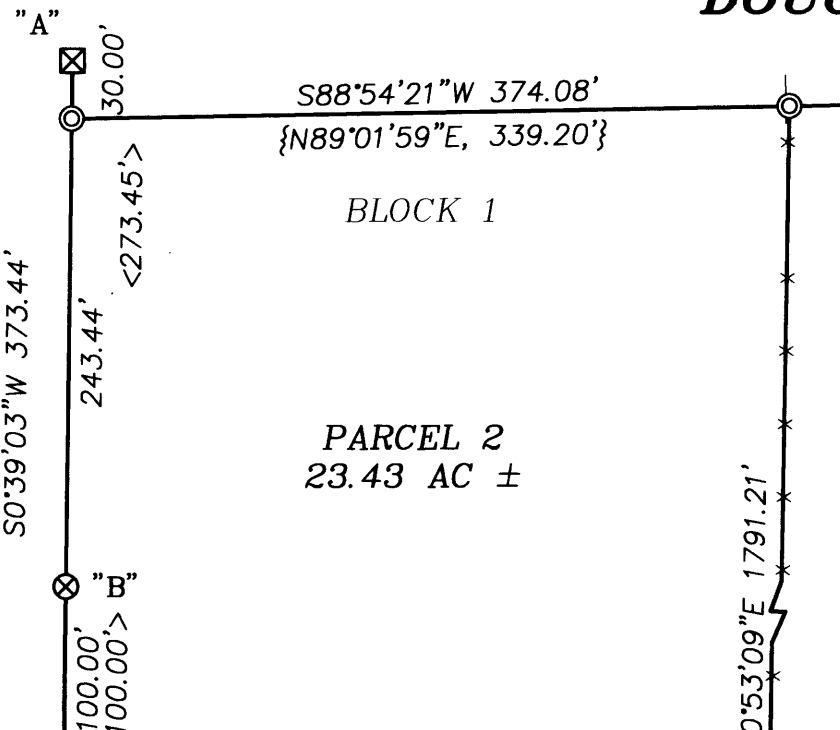


APPROVALS:

Carol Massey
 CITY OF ROSEBURG
 PUBLIC WORKS DIRECTOR
 4/8/13
 DATE

Britt Johnson
 CITY OF ROSEBURG
 COMMUNITY DEVELOPMENT DIRECTOR
 4/3/13
 DATE

Randy Smith
 DOUGLAS COUNTY SURVEYOR
 4-8-13
 DATE



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD PER M 7-8
- ⊠ = FOUND 1/2" IRON ROD PER M 53-47
- ◆ = FOUND 5/8" IRON ROD PER M 58-63
- ⊕ = FOUND 5/8" IRON ROD PER M 92-68
- ⊗ = FOUND 5/8" IRON ROD PER M 103-10
- = FOUND 5/8" IRON ROD PER M 123-8
- ◆ = FOUND 5/8" IRON ROD PER M 133-19
- ⊙ = FOUND 5/8" IRON ROD PER COUNTY ROAD R/W
- ▲ = FOUND 1" BRASS DISK PER ST HWY 138-008 A-H
- △ = COMPUTED POINT NOT SET
- x - = EXISTING FENCE
- << >> = RECORD PER ST HWY 138-008 A-H
- () = RECORD PER M 7-8
- [] = RECORD PER M 133-19
- < > = RECORD PER M 103-10
- (()) = RECORD PER M 123-8
- { } = RECORD PER M 92-68
- [[]] = RECORD PER ORD. 3192

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT TIMOTHY SNOPL, TROY J. BENNETT, BRUCE MCKEE, LESLIE K. SQUIRES AND RANDAL SQUIRES, TRUSTEES OF THE SQUIRES FAMILY 1998 TRUST 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 2 ACCESS AND UTILITY EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS PARTITION PLAT SIGNED BY TIMOTHY SNOPL, TROY J. BENNETT, BRUCE MCKEE, LESLIE K. SQUIRES AND RANDAL SQUIRES IS RECORDED AS INSTRUMENT NO. 2013-006987 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, 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 THAT PERSONAL REPRESENTATIVES DEED TO TIMOTHY SNOPL, TROY J. BENNETT, BRUCE MCKEE, AND LESLIE K. SQUIRES AND RANDAL SQUIRES AS TRUSTEES OF THE SQUIRES FAMILY 1998 TRUST AS RECORDED IN INSTRUMENT NO. 2005-017418 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PORTION OF BLOCK 1, THIRD BROOKSIDE ADDITION TO ROSEBURG DESCRIBED IN INSTRUMENT NO. 2005-017418 AS APPROVED UNDER CITY OF ROSEBURG FILE NO. P-12-1. THE NORTH LINE OF PARCEL 1 IS ESTABLISHED ON THE CITY OF ROSEBURG URBAN GROWTH BOUNDARY AND PARCEL 1 IS BEING ANNEXED INTO THE CITY OF ROSEBURG AS SPECIFIED IN THE CONDITIONS OF FILE NO. P-12-1. THE WESTERLY N.W. CORNER OF BLOCK 1, CORNER "D", WAS DESTROYED AS NOTED AND THE NORTHERLY N.W. CORNER, CORNER "C", A FENCE CORNER PER M 49-67, M 92-68 AND M 103-10, HAS BEEN DESTROYED AND A NEW FENCE CORNER CONSTRUCTED APPROXIMATELY 3 FEET NORTH AS NOTED PER M 148-76. I RESTORED CORNERS "C" AND "D" PER M 103-10 HOLDING THE RECORD ANGLE AT "C" AND RECORD "B"- "C" AND "C"- "D" DISTANCES. THE NORTH LINE OF THE THIRD BROOKSIDE ADDITION WAS CONTROLLED BY M 92-68 AND M 133-19 MONUMENTS WITH THE NORTH LINE OF BLOCK 3 PER M 133-19 PROJECTED WESTERLY TO INTERSECT LINE "A"- "B". TO ESTABLISH THE EAST LINE OF BLOCK 1, I FIRST COMPUTED A PROPORTIONATE POSITION PER M 92-68 AND FOUND THAT THE PROPORTIONATE M 92-68 EAST LINE WOULD FALL FROM 18 TO 38 FEET WEST OF THE EXISTING ANCIENT FENCE LINE AND THROUGH THE CENTER OF THE EASTERLY HOUSE ON BLOCK 1. ACCORDING TO DOUGLAS COUNTY ASSESSOR RECORDS, THIS HOUSE WAS EITHER CONSTRUCTED OR WAS ADDED TO THE ASSESSMENT ROLLS IN 1920 AND AND THE EAST WALL OF THE HOUSE FALLS APPROXIMATELY 12 FEET WEST AND NEARLY PARALLEL TO THE FENCE LINE. I CONCLUDED THAT THE FENCE LINE WAS CONSTRUCTED ON OR BEFORE 1920 AND THAT OWNERS HAVE OCCUPIED BLOCK 1 TO THIS FENCE LINE SINCE THAT DATE. DOUGLAS COUNTY SURVEYOR RECORDS LIST EIGHT RECORDED SURVEYS: M 7-8, M 49-67, M 58-63, M 78-77, M 82-47, M 92-68, M 103-10 AND M 133-19 THAT ALL HAVE ACCEPTED EXISTING LONG STANDING FENCE LINES OR FENCE CORNERS AS CONTROLLING THE BOUNDARY LINES OF THIRD BROOKSIDE ADDITION, THEREFORE, I SURVEYED AND ACCEPTED THE MEAN POSITION OF AN EXISTING FENCE LINE AS THE EAST LINE OF BLOCK 1 AND MONUMENTED THE N.E. CORNER OF BLOCK 1 AT THE INTERSECTION OF THE FENCE LINE WITH THE ABOVE DESCRIBED NORTH LINE OF THE THIRD BROOKSIDE ADDITION. THE CENTERLINE OF DIAMOND LAKE BLVD. (OR 138) WAS COMPUTED PER THE ST. HWY 138-008 A-H RECORD HOLDING THE ODOT CONTROL MONUMENTS AS NOTED. THE S.E. CORNER OF PARCEL 1 WAS THEN MONUMENTED AT THE INTERSECTION OF THE EAST LINE OF BLOCK 1 AND THE NORTHERLY OR 138 RIGHT OF WAY LINE. THE SOUTHWESTERLY LINES OF PARCEL 1 WERE CONTROLLED BY MONUMENTS PER M 7-8, M58-63 AND M 123-8. I FOUND M 123-8 MONUMENTS OUT OF POSITION, AS NOTED.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, ADAM DEGROOT AND LESTER FANNING USING LEICA GX1230 GPS RECEIVERS AND A LEICA TCRP 1203 TOTAL STATION, WITH COMPUTATIONS & DRAFTING BY KRIS DEGROOT & ADAM DEGROOT.

ZONING & UTILITIES:

ZONING: MIXED USE (MU)
 COMP. PLAN: INDUSTRIAL (IND)
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY (RUSA)
 CITY OF ROSEBURG PLANNING FILE NO. P-12-1

HORIZONTAL DATUM:

OCRS ZONE: COTTAGE GROVE - CANYONVILLE
 REFERENCE DATUM: NAD83(CORS96) EPOCH 2002.00
 PROJECTION: TRANSVERSE MERCATOR (TM)
 LATITUDE OF ORIGIN: 42°50'00"N.
 CENTRAL MERIDIAN: 123°20'00"W.
 ZONE WIDTH: 2°00'00"
 ORIGIN SCALE FACTOR: 1.000023
 FALSE NORTHING: 0.000 m
 FALSE EASTING: 50 000.000 m
 CONTROL POINTS:
 DCSO CORS 43°12'39.61530"N. 123°20'29.39067"W.
 ODOT 118 43°12'46.38147"N. 123°18'44.31363"W.

NO.	BEARING	DISTANCE
L1	S0°00'02"W	35.86
L2	S0°00'02"W	50.04
L3	S89°59'58"E	54.25
L4	N0°00'02"E	60.00

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

SCALE: 1" = 100'
 DATE: FEBRUARY 7, 2013
 FOR: BENNETT, SNOPL, MCKEE & SQUIRES
 1150 CRATER LAKE AVE, SUITE K
 MEDFORD, OR 97504-6213
 BTS JOB #: 12-026
 FILE: BENNETT 3.DWG
 SHEET 1 OF 1

2013-0013

2013-0013