PARTITION PLAT
LOCATED IN
SECTION 31, T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

FILED THIS 3rd DAY OF October 2019

BY Daniel Loomis
COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

APPROVALS:

COUNTY PLANNING DIRECTOR — DATE 10/1/19

COUNTY SURVEYOR DEPUTY — DATE 10/3/19

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	85°56'51"	35.00	52.50	S83°10'39"W	47.72
C2	36°28'15"	123.00	78.29	N72°05'03"W	76.98
C3	33°49'34"	90.00	53.13	S72°46'02"W	52.37
C4	6°51'56"	300.00	35.95	S52°25'17"W	35.93
C5	47°46'29"	160.00	133.41	N72°52'33"E	129.58
C6	6°41'22"	1200.00	140.10	N86°34'53"W	140.02
C7	64°19'07"	120.00	134.71	S56°08'51"E	127.75
C8	53°23'52"	120.00	111.84	N50°41'13"W	107.83
C9	14°24'48"	300.00	75.47	S70°10'45"E	75.27
C10	30°55'25"	100.00	53.97	N76°38'12"W	53.32
C11	3°49'05"	500.00	33.32	S85°59'33"W	33.31
C12	8°36'46"	400.00	60.13	N88°23'24"E	60.07
C13	6°52'59"	800.00	96.11	S88°21'06"W	96.05
C14	89°39'39"	60.00	93.89	S49°42'38"E	84.60
C15	10°32'02"	500.00	91.93	S00°23'13"W	91.80
C16	23°54'54"	350.00	146.09	S17°03'43"W	145.03
C17	42°51'52"	80.00	59.85	N87°09'11"W	58.46
C18	27°19'09"	300.00	143.04	S57°45'19"W	141.69
C19	97°17'48"	200.00	339.63	S83°42'36"E	300.27
C20	24°50'52"	350.00	151.79	S22°38'16"E	150.60
C21	72°12'00"	250.00	315.03	N44°29'12"W	294.60
C22	33°50'47"	120.00	70.89	S84°55'54"W	69.86

NO.	BEARING	DISTANCE	RECORD
L1	S40°12'13"W	136.29	
L2	N53°50'56"W	28.54	
L3	S89°40'49"W	86.83	
L4	S55°51'15"W	11.45	
L5	S48°59'19"W	15.16	
L6	N88°18'24"W	77.77	
L7	N23°59'18"W	76.36	
L8	N77°23'09"W	66.98	
L9	N61°10'29"W	236.46	
L10	S87°54'06"W	11.59	
L11	N88°12'24"W	114.18	
L12	S85°27'32"W	89.89	
L13	N05°06'16"E	254.85	
L14	N29°01'09"E	144.61	
L15	N65°43'15"W	81.61	
L16	S71°24'53"W	164.66	
L17	S47°38'30"W	107.94	
L18	N35°03'42"W	301.58	
L19	N10°12'50"W	55.57	
L20	N78°08'42"W	46.36	
L21	S68°00'31"W	86.26	
L22	N07°13'58"E	28.73	(N07°18'16"E 68.00')
L23	N07°13'58"E	39.05	
L24	N07°13'58"E	4.31	(N07°18'16"E 4.13')
L25	N72°30'05"E	76.38	(N72°33'21"E 76.40')
L26	S71°21'21"E	90.05	
L27	S82°08'24"W	184.29	
L28	N20°09'51"W	90.00	
L29	S76°26'05"E	75.00	
L30	N17°35'29"W	70.00	
L31	N0°15'15"W	65.00	
L32	S85°16'46"E	60.00	
L33	N3°22'27"W	60.00	
L34	S16°48'42"W	102.77	

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT THE STEVE AND CAROL PHILIPPI 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 STATUES, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE CAUSED THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 15 FOOT WIDE WATERLINE EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 2 & 3 AND HAVE ALSO CAUSED THE 15 FOOT WIDE UTILITY EASEMENT AND THE PARCEL 2 INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2

Stephen R. Philippi
STEPHEN R.PHILIPPI, TRUSTEE

Carol S. Philippi
CAROL S. PHILIPPI, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9 DAY OF August, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEPHEN R. PHILIPPI AND CAROL S. PHILIPPI, TRUSTEES OF THE STEVE AND CAROL PHILIPPI FAMILY TRUST, 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.

Carmen Miles
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARIA DEL CARMEN MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 459601
MY COMMISSION EXPIRES JULY 31, 2015

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 THE STEVE AND CAROL PHILIPPI FAMILY TRUST AS RECORDED IN INSTRUMENT NO. 2002-15703 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF M 83-72 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-155. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 83-72. MONUMENT "A" WAS AT THE INTERSECTION OF EAST-WEST QUARTER SECTION LINE AND NORTHERLY RIGHT OF WAY OF THE NORTH UMPQUA HIGHWAY, OR 138. PARCEL 2 AND 3 WERE MONUMENTED AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JOEL HERZBERG AND SCOTT McCURDY USING A LEICA TPS 1200 TOTAL STATION AND LEICA SYSTEM 1200 GPS RECEIVERS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
COMP. PLAN: AGRICULTURE (AGG)
WATER: WELL
SEWER: SEPTIC
PLANNING FILE NO. 06-155

INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT:

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. DeGroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2011

TAX COLLECTORS CERTIFICATE:

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

Michelle Nelson, Chief Deputy — 10/3/19
DOUGLAS COUNTY TAX COLLECTOR — DATE

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

SCALE: 1" = 200'
DATE: JULY 15, 2011

FOR: STEPHEN & CAROL PHILIPPI
11090 NORTH UMPQUA HIGHWAY
ROSEBURG, OREGON 97470

JOB #: 06-089
FILE: 06-089 2011 plat.dwg
SHEET 2 OF 2

2019-0027 B

2019-0027 B