

2021-0047 C

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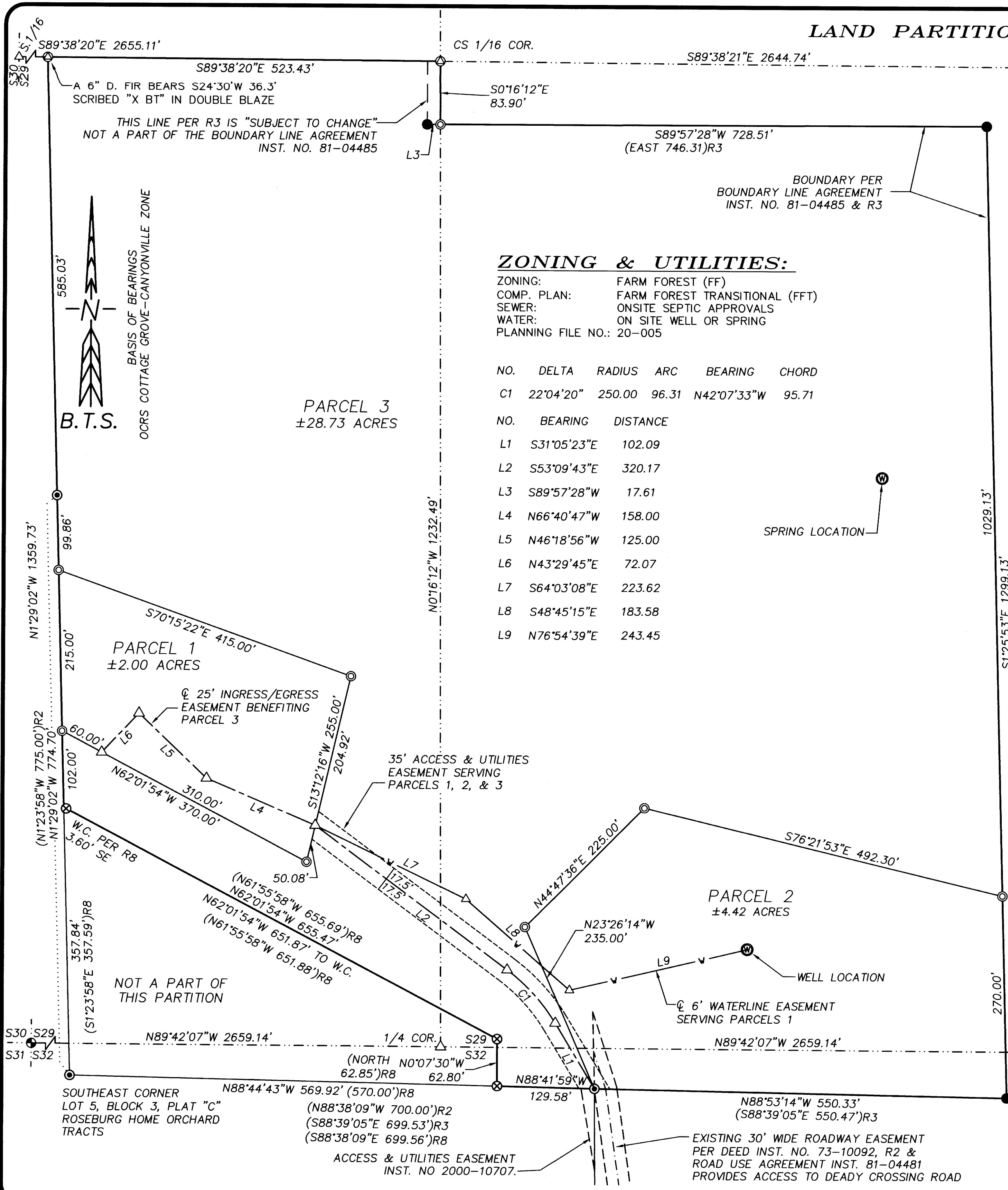
LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION

PARTITION PLAT

LOCATED IN SECTIONS 29 & 32

T.25S., R.5W., W.M.

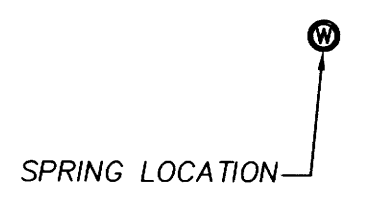
DOUGLAS COUNTY, OREGON



ZONING & UTILITIES:

ZONING: FARM FOREST (FF)
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)
 SEWER: ONSITE SEPTIC APPROVALS
 WATER: ON SITE WELL OR SPRING
 PLANNING FILE NO.: 20-005

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	22°04'20"	250.00	96.31	N42°07'33"W	95.71
NO.	BEARING	DISTANCE			
L1	S31°05'23"E	102.09			
L2	S53°09'43"E	320.17			
L3	S89°57'28"W	17.61			
L4	N66°40'47"W	158.00			
L5	N46°18'56"W	125.00			
L6	N43°29'45"E	72.07			
L7	S64°03'08"E	223.62			
L8	S48°45'15"E	183.58			
L9	N76°54'39"E	243.45			



RECORDS:

- R1 = PLAT "C" ROSEBURG HOME ORCHARD TRACTS, VOL.1 PG.54
- R2 = M 49-26 ~ HAROLD BALL - 1973
- R3 = M 79-76 ~ ROBERT DOLAN - 1981
- R4 = M 104-20 ~ HERMAN PIESKE - 1987
- R5 = M 109-36 ~ MARK HEIMBURGER - 1989
- R6 = M 119-74 ~ DANIEL BAKER - 1995
- R7 = M 146-47 ~ MARK HEIMBURGER - 2006
- R8 = CS 65/34-4 ~ DAVID EDWARDS - 2001
- R9 = GLO ORIGINAL SURVEY PLAT AND NOTES - 1853

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING PLASTIC CAP
- ⊕ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING ALUM. CAP
- ⊙ = FOUND 5/8" IRON ROD PER R2
- = FOUND 5/8" IRON ROD PER R3
- ⊗ = FOUND 5/8" IRON ROD PER R8
- ⊕ = FOUND OR SET PLSS MONUMENT AS SHOWN
- △ = COMPUTED POINT NOTHING FOUND OR SET
- R# = RECORD REFERENCE
- () = RECORD DIMENSION
- = PROPERTY LINES
- = NEW PARCEL LINES
- - - = SECTION LINES
- - - = RIGHT-OF-WAY LINE
- - - = EXISTING EASEMENT
- = TIE LINE
- - - = NEW 35' WIDE ACCESS AND UTILITIES EASEMENT
- - - = EASEMENT CENTERLINE
- v — = WATER LINE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Russell Badgley

OREGON
 NOVEMBER 13, 2007
 RUSSELL BADGLEY
 70716
 RENEWS: 12-31-2021

BTS SURVEYING, INC.
 348 SE JACKSON ST., ROSEBURG, OR 97470
 (541) 673-0966 russell@btssurveying.com

SCALE: 1" = 100'
 DATE: 10/7/2021

FOR:
 JON AND TRACY MARTZ
 698 DEADY CROSSING RD.
 SUTHERLIN, OR 97479

JOB #: 20-065
 FILE: 20-065_MARTZ-PP.DWG
 SHEET 3 OF 3