COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-028371
NO FEE
00091460200400283710030035
11/23/2004 03:31:59 PM
PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

BUCK ROCK SUBDIVISION SECOND ADDITION

LOCATED IN THE NE 1/4 OF SECTION 19 T.26S., R.3W., W.M. DOUGLAS COUNTY, OREGON

B.T.S.

APPROVALS:

Bob Williamson for RLC — Nov 18, 2004
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Rany L Van — 11/19/2004
DOUGLAS COUNTY SURVEYOR — DATE

Ron NORTHCRAFT — 11-23-04
DOUGLAS COUNTY ASSESSOR — DATE

2004-028371
FILED THIS 23RD DAY OF NOVEMBER 2004, 3:31 P.M.
BY BARBARA E NIELSEN, DOUGLAS COUNTY CLERK — By: DEPUTY

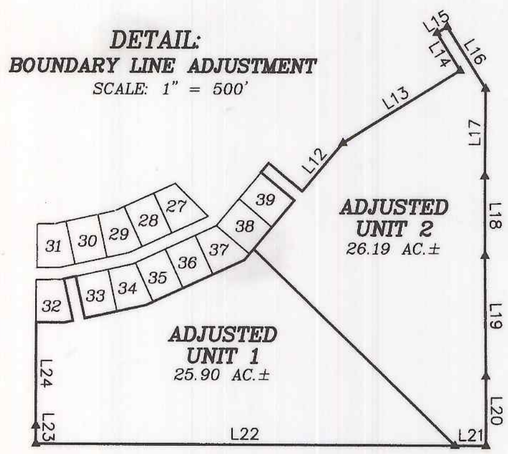
BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK, STATE OF OREGON

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ● = FOUND 5/8" IRON ROD PER BUCK ROCK SUBDIVISION (VOL. 19, PG. 12 A&B)
- ◉ = FOUND 5/8" IRON ROD PER BUCK ROCK SUBDIVISION FIRST ADDITION (VOL. 19, PG. 39 A&B)
- ◆ = FOUND 1 1/4" IRON PIPE PER GLIDE PLAT "C" (VOL. 10, PG. 36 & 36 A)
- ◔ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1997-0115
- ⊗ = FOUND 1/2" IRON ROD PER M 110-68
- ▲ = COMPUTED PER PARTITION PLAT 1997-0115
- ( ) = RECORD PER BUCK ROCK SUBDIVISION (VOL. 19, PG. 12 A&B)
- [ ] = RECORD PER BUCK ROCK SUBDIVISION FIRST ADDITION (VOL. 19, PG. 39 A&B)
- { } = RECORD PER PARTITION PLAT 1997-0115

DETAIL:

BOUNDARY LINE ADJUSTMENT
SCALE: 1" = 500'



NO.	BEARING	DISTANCE	RECORD
L1	S 89°42'54" W	83.37'	[N.89°43'55" E., 83.46']
L2	N 89°44'19" E	105.10'	[N.89°43'55" E., 105.11']
L3	N 89°46'57" E	115.13'	(S.89°44'39" W., 115.29')
L4	S 89°45'48" W	136.61'	(N.89°44'39" E., 136.55')
L5	N 39°52'48" E	60.01'	
L6	S 50°09'11" E	94.96'	(S.50°08'45" E., 94.91')
L7	S 50°12'28" E	50.08'	(S.50°11'30" E., 50.11')
L8	S 50°12'02" E	58.85'	(S.50°11'30" E., 58.98')
L9	S 39°49'43" W	30.04'	
L10	S 39°51'35" W	30.00'	
L11	S 39°53'44" W	36.60'	

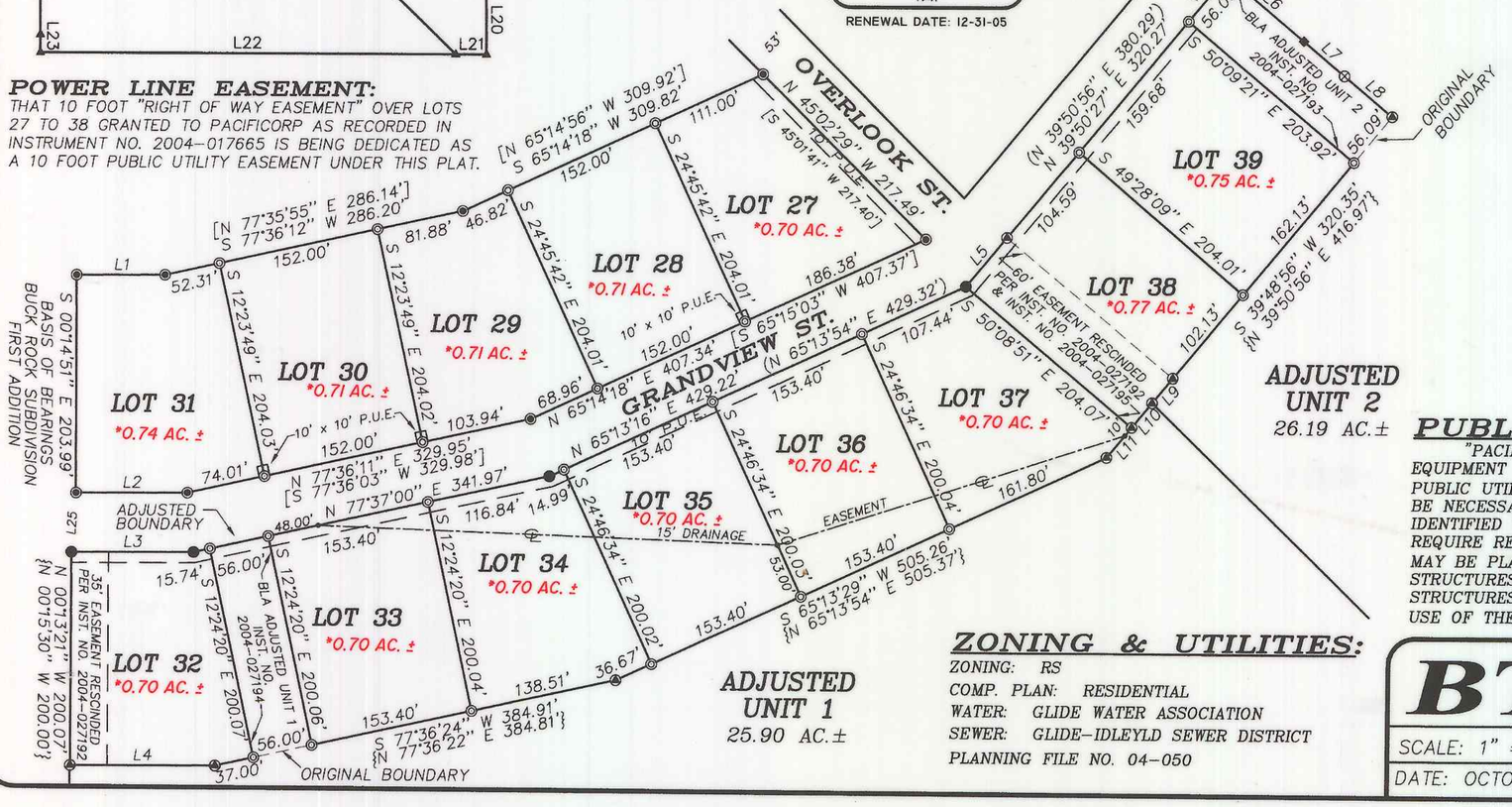
NO.	DIRECTION	DISTANCE
L12	{N 39°51'42" E	293.29'}
L13	{N 58°07'12" E	641.11'}
L14	{N 31°58'48" W	205.00'}
L15	{N 58°07'12" E	55.03'}
L16	{S 32°18'31" E	338.77'}
L17	{S 00°12'10" W	405.03'}
L18	{S 00°25'17" E	370.96'}
L19	{S 00°52'14" E	562.76'}
L20	{S 00°31'49" E	320.80'}
L21	{S 89°58'52" W	145.89'}
L22	{S 89°58'52" W	1954.42'}
L23	{N 00°15'30" W	84.39'}
L24	{N 00°15'30" W	480.36'}
L25	N 03°50'53" E	55.85'

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941
RENEWAL DATE: 12-31-05

*AFFIDAVIT OF CORRECTION: RECORDED DEC 21, 2004 AS INSTRUMENT No. 2004-030742 COUNTY CLERK RECORDS C.S. FILE 65/50-5

POWER LINE EASEMENT:

THAT 10 FOOT "RIGHT OF WAY EASEMENT" OVER LOTS 27 TO 38 GRANTED TO PACIFICORP AS RECORDED IN INSTRUMENT NO. 2004-017665 IS BEING DEDICATED AS A 10 FOOT PUBLIC UTILITY EASEMENT UNDER THIS PLAT.



ZONING & UTILITIES:

ZONING: RS
COMP. PLAN: RESIDENTIAL
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLEYLD SEWER DISTRICT
PLANNING FILE NO. 04-050

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT BUCK ROCK PROPERTIES, INC. 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 HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE NAME OF "BUCK ROCK SUBDIVISION, SECOND ADDITION" AND DOES HEREBY DEDICATE THOSE 10 FOOT PUBLIC UTILITY EASEMENTS AND THAT 15 FOOT DRAINAGE EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Richard P. Creighton, Secty.
RICHARD P. CREIGHTON, SECRETARY

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF November, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, RICHARD P. CREIGHTON AS SECRETARY OF BUCK ROCK PROPERTIES, INC. ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 368742
MY COMMISSION EXPIRES MAY 18, 2007

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOT 26, BUCK ROCK SUBDIVISION, FIRST ADDITION AS RECORDED IN VOLUME 19, PAGES 39 A & B OF THE SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY OREGON TOGETHER WITH PARCEL #1 OF PARTITION PLAT 1997-0115 AS RECORDED IN INSTRUMENT NO. 97-23861 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 26, BUCK ROCK SUBDIVISION, FIRST ADDITION AND PARCEL #1, 1997-0115 INTO 13 LOTS AND TO ADJUST THE NORTH LINE OF PARCEL #2, 1997-0115 AND THE NORTHWESTERLY LINE OF PARCEL #3, 1997-0115 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-050. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER BUCK ROCK SUBDIVISION, BUCK ROCK SUBDIVISION FIRST ADDITION, GLIDE PLAT "C", PARTITION PLAT 1997-0115 AND M 110-68. THE 60 FOOT ACCESS AND UTILITY EASEMENT AND THE 35 FOOT EASEMENT CREATED UNDER PARTITION PLAT 1997-0115 HAVE BEEN RESCINDED AS NOTED ON THE FACE OF THE PLAT. PARCEL #2, 1997-0115 AND PARCEL #3, 1997-0115 HAVE BEEN ADJUSTED TO INCLUDE THOSE 56 FOOT WIDE PARCELS SHOWN AND DESCRIBED HEREON AS ADJUSTED UNIT 1 AND ADJUSTED UNIT 2.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Sandra K Conner — 11/23/04
DOUGLAS COUNTY TAX COLLECTOR — DATE

PROTECTIVE COVENANT:

PROTECTIVE COVENANTS FOR BUCK ROCK SUBDIVISION, SECOND ADDITION HAVE BEEN FILES AS INST. NO. 2004-028370 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PUBLIC UTILITY EASEMENT CONDITIONS:

"PACIFIC POWER" SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW THE GROUND, AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THE ABOVE DESCRIBED SUBDIVISION PLAT, AS MAY BE NECESSARY, OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED THEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. "PACIFIC POWER" MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITH THE PUE AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF "PACIFIC POWER".

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

SCALE: 1" = 100'	FOR: BUCK ROCK PROPERTIES, INC. P.O. BOX 729 GLIDE, OREGON 97443	JOB #: 02-130
DATE: OCTOBER 22, 2004		FILE: BROCK04.DWG
		SHEET 1 OF 1

VOL. 21 PAGE 38

VOL. 21 PAGE 38