

2010-2002 B

PARTITION PLAT

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

2007-017076 8 am

FILED THIS 7 DAY OF August 2007,
BY BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
Deputy



ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
COMP. PLAN: AGRICULTURE (AGG)
WATER: WELL
SEWER: SEPTIC
PLANNING FILE NO. 06-048

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DAVID GLENN PHILIPPI AND WENDY SUE PHILIPPI 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 HAVE CAUSED THE 40' ACCESS AND UTILITY EASEMENT, THE 15 FOOT WATER LINE EASEMENT AND THE 15 FOOT POWER EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3.

David Glenn Philippi
DAVID GLENN PHILIPPI

Wendy Sue Philippi
WENDY SUE PHILIPPI

APPROVALS:

Cheryl Goodhue for P.C. 8/02/07
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wren
DOUGLAS COUNTY SURVEYOR DATE 8-06-07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-07

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF July 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID GLENN PHILIPPI AND WENDY SUE PHILIPPI 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.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON



TAX COLLECTORS CERTIFICATE:

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

Sandra K. Cooree
DOUGLAS COUNTY TAX COLLECTOR DATE 8/6/07

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION UNIT 2, OF M 148-71 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-048. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER THE PLAT OF GLENVUE, M 83-72 AND M 148-71. THE CS 1/16 CORNER WAS RESTORED BETWEEN THE S 1/16 CORNER OF SECTIONS 31 AND 36 AND THE SOUTHWEST CORNER OF GLENVUE BY THE USBLM GRANT BOUNDARY METHOD BASED ON THE M 83-72 RECORD. ALL OTHER GLENVUE, M 83-72 AND M 148-71 MONUMENTS WERE FOUND UNDISTURBED. NEW MONUMENTS WERE THEN SET AS DIRECTED BY THE OWNER. THE 40 FOOT ACCESS AND UTILITY EASEMENT WAS SURVEYED ALONG THE CENTERLINE OF AN EXISTING ROADWAY.

A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCRP 1203 TOTAL STATION AND LEICA SYSTEM 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG WITH COMPUTATIONS BY KRIS DEGROOT AND ADAM DEGROOT AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

CS 1/16 S31

SET A 5/8" X 30" IRON ROD 30" IN GROUND, WITH A 2" ALUMINUM CAP STAMPED:

T26S_R4W
C
S1/16 S31
C
2007
PLS 1941

FROM WHICH A BEARING TREE BY C.C. BOYER IN 1913 PER VOL.2, PG. 278:
A 18" ROTTED B.OAK STUMP BEARS N.12 1/4"E., 9.2 FEET WITH NO MARKS VISIBLE.

AND FROM WHICH NEW BEARING TREES:
A 9" P.PINE BEARS N.17 1/2"W., 12.7 FT. SCRIBED "CS 1/16 S31 BT".
A 9" MADRONE BEARS N.26 1/2"E., 9.3 FT. SCRIBED "CS 1/16 S31 BT".

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	33'57'34"	150.00	88.91	S72'52'49"E	87.61
C2	28'26'49"	400.00	198.60	N70'07'26"W	196.56
C3	7'59'44"	600.00	83.73	S80'20'58"E	83.66
C4	13'53'36"	450.00	109.12	N83'17'54"W	108.85
C5	13'11'23"	555.00	127.76	S83'39'00"E	127.48
C6	5'02'01"	900.00	79.07	N79'34'19"W	79.04
C7	7'19'02"	980.00	125.15	S78'25'49"E	125.07
C8	69'12'48"	117.50	141.94	S38'33'15"E	133.47
C9	37'50'43"	122.50	80.91	S14'58'31"W	79.45
C10	29'06'20"	172.50	87.63	S48'27'02"W	86.69
C11	23'27'01"	200.00	81.86	N51'16'41"E	81.29
C12	50'37'41"	150.00	132.54	S64'52'01"W	128.27
C13	46'08'24"	90.00	72.48	N67'06'40"E	70.53
C14	47'41'03"	25.00	20.81	N20'11'56"E	20.21
C15	86'58'28"	70.00	106.26	N47'07'50"W	96.35
C16	11'25'23"	300.00	59.81	S83'40'15"W	59.71
C17	28'45'10"	135.00	67.75	S87'39'52"E	67.04

NO.	BEARING	DISTANCE	RECORD
L1	N55'57'25"E	135.19	
L2	N62'03'34"W	51.23	<S62'00'00"E, 51.23'>
L3	S71'21'21"E	90.05	
L4	S36'30'01"W	27.43	<S36'33'34"W>
L5	N89'51'36"W	329.15	
L6	N55'54'02"W	544.77	
L7	N84'20'50"W	51.37	
L8	N76'21'06"W	50.66	
L9	N77'03'19"W	47.65	
L10	N82'05'20"W	67.50	
L11	N74'46'19"W	125.44	
L12	N73'09'39"W	249.91	
L13	N03'56'50"W	101.16	
L14	N63'00'12"E	68.23	
L15	N39'33'11"E	32.09	
L16	N44'02'27"E	14.28	
L17	N03'38'36"W	14.29	
L18	S89'22'56"W	72.34	
L19	S77'57'33"W	85.69	
L20	N73'17'17"W	119.55	
L21	N89'52'24"W	440.10	
L22	S55'57'25"W	131.88	
L23	S72'05'49"W	316.90	
L24	S45'03'52"W	438.76	
L25	N00'14'51"W	28.13	
L26	S60'31'08"E	182.51	
L27	S72'27'37"E	139.35	

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:

A PARCEL OF LAND LOCATED IN SECTION 31, T.26S., R.4W., W.M. BEING PARCEL 1 OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO DAVID GLENN PHILIPPI AND WENDY SUE PHILIPPI AS RECORDED IN INSTRUMENT NO. 85-14657 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO DAVID GLENN PHILIPPI AND WENDY SUE PHILIPPI AS RECORDED IN INSTRUMENT NO. 2006-004698 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAPPED IRON PIPE AT THE 1/4 CORNER COMMON TO SECTION 31, T.26S., R.4W., W.M. AND SECTION 36, T.26S., R.5W., W.M.; THENCE N.42°32'13"E, 1067.14 FEET TO A 5/8" IRON ROD AT THE NORTH CORNER OF SAID INSTRUMENT NO. 85-14657; THENCE S.71°21'21"E, 3337.19 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE PLAT OF GLENVUE, A SUBDIVISION RECORDED IN VOLUME 10, PAGE 57 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.40°54'07"W. ALONG THE WEST LINE OF SAID GLENVUE, 999.00 FEET TO A 3/4" IRON ROD; THENCE S.40°54'26"W. CONTINUING ALONG SAID WEST LINE, 284.83 FEET TO A 5/8" IRON ROD; THENCE S.62°03'34"E., 51.23 FEET TO A 5/8" IRON ROD; THENCE S.89°51'05"E., 362.74 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF THE NORTH UMPQUA HIGHWAY; THENCE S.36°30'01"W. ALONG SAID WESTERLY RIGHT OF WAY LINE, 54.86 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID GLENVUE; THENCE N.89°52'06"W., 434.33 FEET TO A 3/4" IRON ROD AT THE SOUTHWEST CORNER OF SAID GLENVUE; THENCE N.89°48'06"W., 580.29 FEET TO A 5/8" IRON ROD AT THE CENTER SOUTH 1/16 SECTION CORNER OF SAID SECTION 31; THENCE N.89°57'37"W., 2397.96 FEET TO A 5/8" IRON ROD AT THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 31 AND 36; THENCE N.00°14'51"W. ALONG THE WEST LINE OF SAID SECTION 31, 1315.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 131.93 ACRES, MORE OR LESS.

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

SCALE: 1" = 200'
DATE: JUNE 14, 2007

FOR: DAVID & WENDY PHILIPPI
11090 NORTH UMPQUA HIGHWAY
ROSEBURG, OREGON 97470

JOB #: 05-038
FILE: PHILIPPI 1.DWG
SHEET 2 OF 2

2007-0102 B