

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-026831
 NO FEE
 12/26/2007 01:36:07 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION PLAT

LOCATED IN THE
 SW 1/4 SECTION 10 & NW 1/4 SECTION 15
 T.30S., R.4W., W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 26th DAY OF December 2007,
 BY BARBARA E. NIELSEN 12/26/07 1:36 pm
 COUNTY CLERK *By Heidi Galmert Deputy*



APPROVALS:
Keith L. Cubie 12/21/07
 COUNTY PLANNING DIRECTOR DATE

Randy Scott 12-24-07
 COUNTY SURVEYOR DATE

ZONING & UTILITIES:
 ZONING: RURAL RESIDENTIAL (RR)
 COMP. PLAN: COMMITTED RESIDENTIAL (RC2)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 07-034

IRREVOCABLE OFFER TO SELL:
 PARCELS 1 & 2 ARE SUBJECT TO AN IRREVOCABLE OFFER TO SELL PROPERTY TO DOUGLAS COUNTY FOR CANYONVILLE-TRAIL HWY. RIGHT OF WAY AS RECORDED IN INSTRUMENT NO. 2007-025969 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NO.	DIRECTION	LENGTH
L1	S89° 11' 28"W	16.34
L2	N0° 25' 35"E	286.81
L3	N89° 15' 48"E	13.09
L4	S0° 13' 22"E	286.74
L5	S0° 25' 35"W	18.52
L6	N0° 13' 21"W	163.46
L7	N89° 11' 26"E	19.91
L8	N5° 22' 20"W	12.00
L9	S87° 48' 30"W	60.23
L10	S5° 22' 20"E	12.00
L11	N87° 48' 30"E	60.23
	(N87°48'30"E 60.00')	

NO	DELTA	RADIUS	ARC	BEARING	CHORD
C1	4° 55' 35"	788.51	67.80	N2° 14' 26"E	67.78
				(N2°11'10"E)	

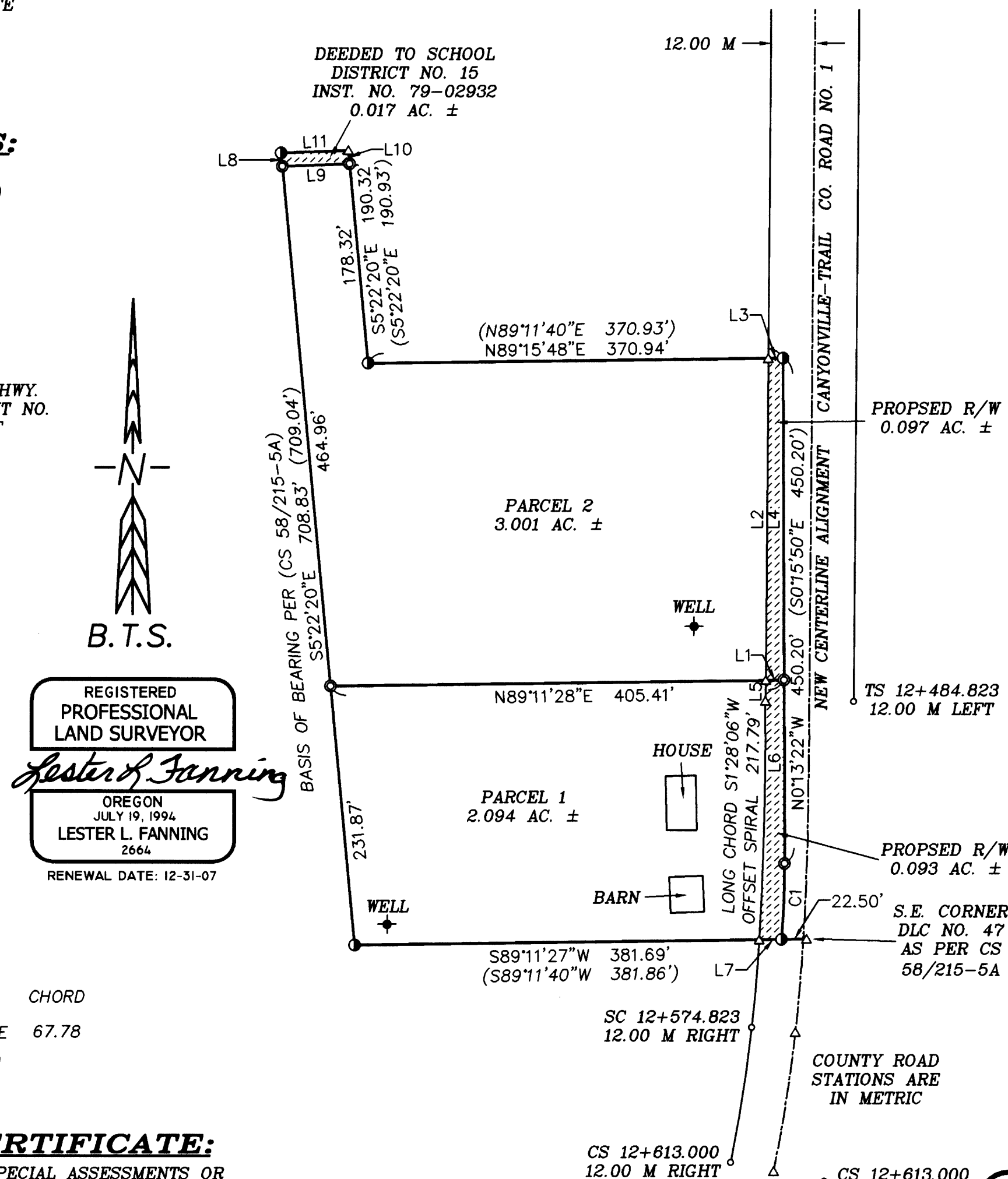
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Bruce 12/26/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- = SET 5/8" x 30" IRON ROD w/ 1 1/2" ALUMINUM CAP "PROP COR PLS 2664"
- ⊙ = FOUND 5/8" IRON ROD PER CS 58/215-5A
- = FOUND 5/8" IRON ROD w/ 1 1/2" ALUMINUM CAP PER 2003 COUNTY ROAD PLANS
- △ = COMPUTED POINT
- () = RECORD PER CS 58/215-5A



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GREGORY M. COLLINS 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 SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

GREGORY M. COLLINS
 GREGORY M. COLLINS



ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF December, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GREGORY M. COLLINS TO 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

SURVEYOR'S CERTIFICATE:

I, LESTER L. FANNING 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 GREGORY M. COLLINS AS RECORDED IN INSTRUMENT NO. 2005-027467 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LEGALLY PARTITION THE PROPERTY DESCRIBED IN A DEED TO G. M. COLLINS AS RECORDED IN INSTRUMENT NO. 2005-027467 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO PARCELS CREATING PARCEL 1 OF NOT LESS THAN 2 ACRES WITH EXISTING HOME AND UTILITY IMPROVEMENTS AND PARCEL 2 FROM REMAINING ACREAGE. THE PROPERTY WAS SURVEYED AND MONUMENTED BY WILLIAM J. RUPPERT, LS 886, UNDER SURVEY CS 58/215-5A THRU 5D DATED SEPTEMBER, 1984. I FIND THE MONUMENTS AT THE SOUTHWEST CORNER AND NORTHWEST CORNER OF RUPPERT'S SURVEY AND USED THE WEST LINE AS THE BASIS OF BEARING. THE MOST NORTHERLY NORTHEAST CORNER AT 60 FEET EASTERLY OF THE NORTHWEST CORNER HAS BEEN REMOVED BY ROADWAY AND DRAINAGE CONSTRUCTION. I FIND THE MONUMENT AT THE INTERIOR "L" CORNER OF THE NORTH LINE AND CALCULATED THE POSITION OF THE MOST NORTHERLY NORTHEAST CORNER AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH THE WEST LINE FROM THE INTERIOR "L" CORNER OF THE NORTH LINE AND A LINE RUNNING ON RUPPERT'S RECORD BEARING FROM THE NORTHWEST CORNER. WAYNE AND PATRICA POWELL DEEDED THE "NORTHERLY 12 FEET" TO THE SCHOOL DISTRICT NO. 15 AS RECORDED IN INSTRUMENT NO. 79-02932. I MONUMENTED THIS LINE AS SHOWN. I FOUND THE SOUTHEAST CORNER AND THE NORTHEAST CORNER AS MONUMENTED UNDER CS 58/215-5A. I CALCULATED AND MONUMENTED THE END OF THE CURVE ON THE EAST LINE BETWEEN THESE MONUMENTS. THE FEDERAL HWY. ADMINISTRATION HAS CAUSED THE CENTERLINE ALIGNMENT AND RIGHT OF WAY WIDTHS OF CANYONVILLE-TRAIL HWY., COUNTY ROAD NO. 1 TO BE REDESIGNED, SURVEYED, AND MONUMENTED BY RANDY R. SCOTT, LS 2265 AND FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE AS SHEETS 1 THROUGH 10 DATED MARCH 25, 2003 IN THE COUNTY ROAD NO. 1 PLAN AND PROFILE DRAWER. USING FOUND RIGHT OF WAY MONUMENTS AS SET UNDER RECORD SURVEY, I HAVE CALCULATED AND WRITTEN THE DESCRIPTION FOR THE PROPOSED RIGHT OF WAY AND HAS BEEN RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY AS AN IRREVOCABLE OFFER TO SELL, INSTRUMENT NO. 2007-025969 AND SHOWN ON THE FACE OF THE MAP AS REQUIRED BY DOUGLAS COUNTY PLANNING DEPARTMENT UNDER CONDITION NUMBER THREE OF THE LAND PARTITION APPROVAL LETTER.

THIS SURVEY WAS PERFORMED BY LES FANNING USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND LES FANNING DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

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

SCALE: 1" = 100'	FOR: GREGORY COLLINS	JOB #: 07-095
DATE: OCTOBER 26, 2007	P.O. BOX 291	FILE: Collins LP.DWG
	DAYS CREEK, OREGON 97429	SHEET 1 OF 1

2007-0175

2007-0175