

1992 - 0075 A

# FINAL PARTITION PLAT

LOCATED IN PORTIONS OF GOVERNMENT LOT 8  
AND THE NE1/4 OF THE SW1/4 OF SECTION 3,  
TOWNSHIP 21 SOUTH, RANGE 11 WEST, OF THE  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

FILED  
NOV 3 1992 JP

### LEGEND

- ⊙ FOUND MONUMENTS AS NOTED
- SET MONUMENTS - 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "STUNTZNER ENGR."
- ( ) RECORD INFORMATION PER DEED V.744 PG.293

### EASEMENTS

1. DOUGLAS ELECTRIC COOPERATIVE INC: UNDESIGNATED BLANKET EASEMENT

### BASIS OF BEARING

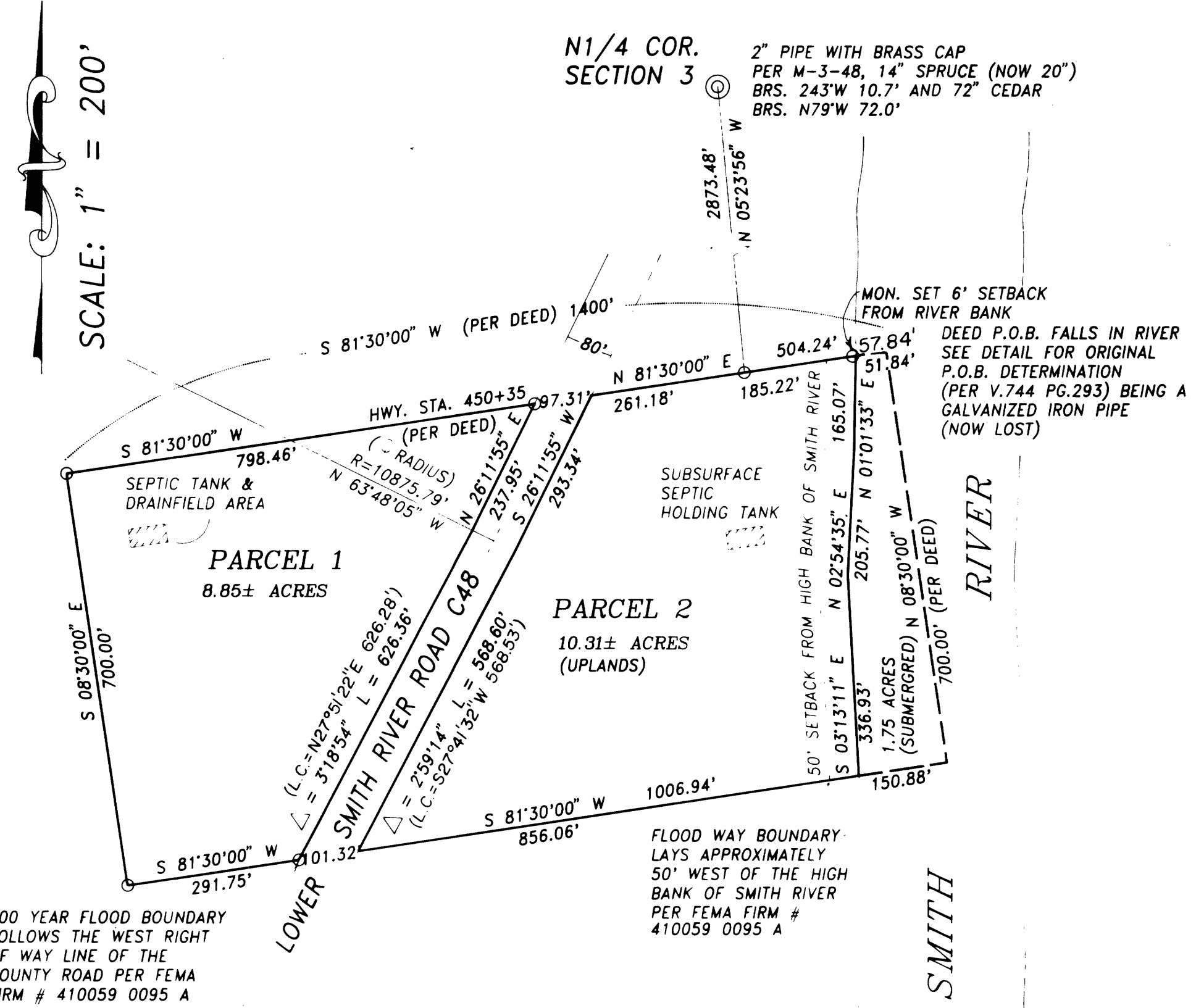
SOLAR OBSERVATION DATED 9/19/92

### SURVEY PREPARED FOR:

LYLE & MARGARET EARLE  
8240 LOWER SMITH RIVER ROAD  
REEDSPORT, OREGON 97467

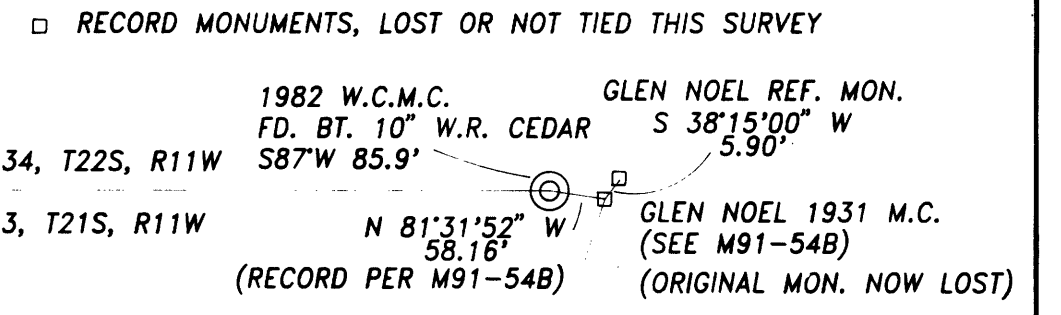
### SUBJECT PROPERTY

TAX LOT 700, T:21S, R11W,WM, S.3



### P.O.B. DETERMINATION DETAIL

(BASED ON RECORD INFORMATION PER DEED V.744 PG.293)  
(NOT TO SCALE)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ronald E. Stuntzner*

OREGON  
SEPTEMBER 21, 1977  
RONALD E. STUNTZNER  
1342

MON. S-6 ECENTRIC  
DCSO BRASS DISC  
NAD83 786178.75  
3997329.89

### REFERENCE DEEDS AND SURVEYS

EARLE DEED, VOLUME 744, PAGE 293 (MF#80-01381), DOUGLAS COUNTY  
STUNTZNER SURVEY M91-54B, 1982, DOUGLAS COUNTY  
F.C. FREAR COUNTY ROAD SURVEY M-3-48, 1931, DOUGLAS COUNTY

*Stuntzner Engineering  
& Forestry*

ENGINEERING • LAND SURVEYING • FORESTRY  
PLANNING • WATER RIGHTS  
705 South 4th St. Phone: (503) 267-2872  
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (503) 267-0588

|                           |                      |
|---------------------------|----------------------|
| Drawn By: DAVE FOSTER     | Date: 15 OCT. 1992   |
| Checked By: TOM HOSHALL   | Drawing No.: 92-160F |
| Designed By:              | Revised:             |
| Job Name: EARLE PARTITION | Sheet 1 of 2         |

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SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL DESCRIBED IN VOLUME 744, PAGE 293 (MF#80-01381), DEED RECORDS OF DOUGLAS COUNTY. PARCEL 1 WAS MONUMENTED AT ALL CORNERS AND 2 LINE POINTS WERE ESTABLISHED ON THE NORTH LINE OF PARCEL 2 AS SHOWN. THE BASIS OF BEARING WAS BY SOLAR OBSERVATION AND WAS USED TO COMPUTE THE RECORD RIVER BANK COURSES PER ORIGINAL DEED BELIEVED BASED ON CONTROL OF RECORD PER COUNTY ROAD SURVEY BY F.C. FREAR IN 1931 (SEE DETAIL). ALSO TIED WAS MY 1982 SURVEY PER M91-54B. ALL CONTROL TRAVERSES WERE CLOSED LOOP OR DOUBLE HUB-RUN AND COMPASS ADJUSTED. THE ROAD LOCATION PER BOOK 42, PAGE 67 DOES NOT MATCH THE EXISTING CENTERLINE LOCATION. THE FOUND CENTERLINE IS SHOWN HEREON AND THE PARCELS ARE INTENDED TO ABUT THE COUNTY ROAD RIGHT OF WAY AND MONUMENTATION OF SAID RIGHT OF WAY WAS INTENDED AS CLOSING POSITIONS. THE TRUE POINT OF BEGINNING (SEE DETAIL) FALLS 540' N81°30'E OF THE EXISTING CENTERLINE, DEED CALLS 600' AND YET TOPOGRAPHIC CALLS ALONG THE ORIGINAL NORTH LINE (TOP OF ROCKY RIDGE) WERE CALLED AT 877' AND WAS FOUND AT 890', CONFIRMING THE LOCATION OF THE TRUE POINT OF BEGINNING'S COMPUTED POSITION. ASSISTING IN THIS SURVEY WAS TOM HOSHALL AND LYLE EARLE.

SURVEYOR'S AFFIDAVIT

STATE OF OREGON )
SS
COUNTY OF COOS )
I, RONALD E. STUNTZNER, BEING DULY SWORN UPON OATH, STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE IDENTIFIED LAND AS SHOWN AND I HAVE ACCURATELY DESCRIBED THE PARCELS ACCORDING TO STATE LAW.
A TRACT OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 8 AND THE NE1/4 OF THE SW1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 11 WEST, OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED IN VOL. 744 PG. 293 (MF#80-01381), RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 1

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 8 AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF THAT PARCEL DESCRIBED IN VOL. 744, PAGE 293, DEED RECORDS OF SAID DOUGLAS COUNTY, AND SPECIFICALLY BEING THAT PARCEL 1 OF THIS PARTITION PLAT, MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE TOWNSHIP LINE BETWEEN SAID TOWNSHIP 21 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, WITH THE RIGHT (WEST) BANK OF SMITH RIVER, SAID RECORD INTERSECTION NOW REFERENCED BY A 1982 WITNESS MEANDER CORNER PER M91-54B, SURVEYORS RECORDS OF SAID DOUGLAS COUNTY, THENCE ALONG SAID RIVER BANK SOUTH 18' WEST 908 FEET; THENCE SOUTH 27' WEST 400 FEET; THENCE SOUTH 35°30'00" WEST 350 FEET; THENCE SOUTH 33' WEST 200 FEET; THENCE SOUTH 23' WEST 500 FEET; THENCE SOUTH 19°30' WEST 400 FEET; THENCE SOUTH 7°30' WEST 281 FEET TO THE SOUTHEAST CORNER OF THE LAWRENCE NOEL PROPERTY (RECORD GALVANIZED IRON PIPE NOW LOST); THENCE SOUTH 81°30'00" WEST 601.55 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING, FROM WHICH THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 3 BEARS NORTH 1°39'18" EAST 2914.94 FEET; THENCE SOUTH 81°30'00" WEST 798.46 FEET TO A 5/8" IRON ROD; THENCE SOUTH 8°30'00" EAST 700.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 81°30'00" EAST 291.75 FEET TO A 5/8" IRON ROD, SAID IRON ROD DRIVEN 50 FEET PERPENDICULAR TO THE COUNTY ROAD CENTERLINE AS IT NOW EXISTS AND BEING A POINT ON A CURVE LEFT; THENCE 626.36 FEET ALONG THE LOWER SMITH RIVER ROAD #48 RIGHT OF WAY THROUGH A CURVE HAVING A RADIUS OF 10825.79 FEET AND A CENTRAL ANGLE OF 3°18'54" (THE LONG CORD OF WHICH BEARS NORTH 27°51'22" EAST 626.28 FEET); THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 26°11'55" EAST 237.95 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 8.85 ACRES AND IS IN ACCORDANCE WITH THIS PARTITION PLAT.

PARCEL 2

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 8 AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF THAT PARCEL DESCRIBED IN VOL. 744, PAGE 293, DEED RECORDS OF SAID DOUGLAS COUNTY, AND SPECIFICALLY BEING THAT PARCEL 2 OF THIS PARTITION PLAT, MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE TOWNSHIP LINE BETWEEN SAID TOWNSHIP 21 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, WITH THE RIGHT (WEST) BANK OF SMITH RIVER, SAID RECORD INTERSECTION NOW REFERENCED BY A 1982 WITNESS MEANDER CORNER PER M91-54B, SURVEYORS RECORDS OF SAID DOUGLAS COUNTY, THENCE ALONG SAID RIVER BANK SOUTH 18' WEST 908 FEET; THENCE SOUTH 27' WEST 400 FEET; THENCE SOUTH 35°30'00" WEST 350 FEET; THENCE SOUTH 33' WEST 200 FEET; THENCE SOUTH 23' WEST 500 FEET; THENCE SOUTH 19°30' WEST 400 FEET; THENCE SOUTH 7°30' WEST 281 FEET TO THE SOUTHEAST CORNER OF THE LAWRENCE NOEL PROPERTY WHICH IS THE TRUE POINT OF BEGINNING (RECORD GALVANIZED IRON PIPE NOW LOST); THENCE SOUTH 81°30'00" WEST 57.84 FEET TO A 5/8" IRON ROD, BEING 6 FEET OFFSET OF SAID RIVER BANK AS IT NOW EXISTS; THENCE CONTINUING SOUTH 81°30'00" WEST 185.22 FEET TO A 5/8" IRON ROD FROM WHICH THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 3, BEING MARKED WITH A BRASS CAPPED 2" IRON PIPE BEARS NORTH 5°23'56" WEST 2873.48 FEET; THENCE CONTINUING SOUTH 81°30'00" WEST 261.18 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF LOWER SMITH RIVER ROAD NO. 48; THENCE SOUTH 26°11'55" WEST 293.34 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF A CURVE RIGHT; THENCE 568.60 FEET ALONG SAID CURVE HAVING A RADIUS OF 10905.79 FEET THROUGH A CENTRAL ANGLE OF 2°59'14" (THE LONG CORD OF WHICH BEARS SOUTH 27°41'32" WEST 568.53 FEET); THENCE LEAVING SAID RIGHT OF WAY NORTH 81°30'00" EAST 856 FEET, MORE OR LESS, TO THE RIGHT BANK OF SMITH RIVER; THENCE CONTINUING NORTH 81°30'00" EAST 150.88 FEET; THENCE NORTH 8°30'00" WEST 700 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 10.31 ACRES OF UPLANDS AND 1.75 ACRES ARE SUBMERGED LANDS WHICH MAY BE SUBJECT TO CLAIM BY THE STATE OF OREGON.

FINAL PARTITION PLAT

LOCATED IN PORTIONS OF GOVERNMENT LOT 8 AND THE NE1/4 OF THE SW1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 11 WEST, OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

FILED
NOV 3 1992 JP

SURVEYOR & ENGINEER

STUNTZNER ENGINEERING & FORESTRY
705 SOUTH 4TH ST., P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (503) 267-2872
FAX: (503) 267-0588

PLANNING DIRECTOR'S CERTIFICATE

I, KEITH L. CUBIC, PLANNING DIRECTOR OF DOUGLAS COUNTY, OREGON, HEREBY CERTIFY THAT THE PARTITION PLAT COMPLIES WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS FOR THE SUBJECT PROPERTY.
Keith L. Cubic
KEITH L. CUBIC, PLANNING DIRECTOR
10/29/92
DATE

PROPERTY OWNERS

LYLE E. & MARGARET L. EARLE
8240 LOWER SMITH RIVER ROAD
REEDSPORT, OREGON 97467

STATE OF OREGON )
COUNTY OF DOUGLAS ) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1992 NOV -4 AM 10:20
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Fritz Infram, County Surveyor

DATE

WATER SUPPLY

EXISTING WELLS

SEWAGE SYSTEM

INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS

PLANNING FILE NO.

92-208

ZONING

FARM FOREST (FF) & MARINE RURAL (MR)

COMPREHENSIVE PLAN DESIGNATION

FARM FOREST TRANSITIONAL (FFT) & RURAL WATER DEPENDENT (RWD)

WATER RIGHTS

NO APPLICABLE WATER RIGHTS OF RECORD

COUNTY CLERK CERTIFICATE

STATE OF OREGON )
SS
COUNTY OF DOUGLAS )

I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED ON: 11/4/92

IN THE RECORDS OF DOUGLAS COUNTY, OREGON

BY: Carol Engel, deputy
FEE: 92-19936

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald E. Stuntzner
OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS SUBJECT TO THIS PARTITION TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.

Lyle E. Earle

DATE

Margaret L. Earle

DATE

STATE OF OREGON

COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT LYLE E. EARLE AND MARGARET L. EARLE PERSONALLY APPEARED BEFORE ME ON THIS DAY OF 11-3-92, 1992, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS DAY OF NOV 3, 1992. MY COMMISSION EXPIRES ON: 11-1-94

NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL
LINDA LINDS
NOTARY PUBLIC - OREGON
COMMISSION NO. 001374
MY COMMISSION EXPIRES SEPT. 03, 1994

Stuntzner Engineering & Forestry

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PLANNING • WATER RIGHTS

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Drawn By: DAVE FOSTER Date: 15 OCT. 1992
Checked By: TOM HOSHALL Drawing No.: 92-1605
Designed By: Revised:
Job Name: EARLE PARTITION Sheet 2 of 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1992 - 0075 B

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