

# KENNEDY/CHECCHI FINAL PARTITION PLAT

LOCATED IN GOVT. LOT 12 IN THE SW1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PREPARED FOR:

GABE & CHRISTINE CHECCHI  
P.O. BOX 527  
SCOTTSBURG, OR 97473

SAM & CLARA KENNEDY  
P.O. BOX 627  
SCOTTSBURG, OR 97473

### LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊕ INITIAL POINT
- { } RECORD INFORMATION PER M73-10
- ( ) RECORD INFORMATION PER M83-28 UNLESS OTHERWISE NOTED
- SUBSURFACE SEPTIC TANK

### REFERENCE SURVEYS

M34-51 R.L. DURHAM, JUNE 1967  
M73-10 R.E. STUNTZNER, JUNE 1978  
M83-28 R.E. STUNTZNER, APRIL 1980  
M41-72 F.L. LYON, APRIL 1971

### EASEMENTS

A PRIVATE RECIPROCAL EASEMENT BETWEEN PARCELS 1 & 2 FOR SEPTIC SYSTEM AND TERMS AND PROVISIONS THEREIN AS SET FORTH IN DECREE OF PARTITIONING FILED DECEMBER 15, 1978 IN CASE NO. L77-1496, CIRCUIT COURT, DOUGLAS COUNTY, OREGON.

### NARRATIVE

THIS PLAT WAS PREPARED TO MEET CURRENT STATE STATUTES AND DOUGLAS COUNTY LAND DEVELOPMENT PARTITION REQUIREMENTS. THE LAND DIVISION WAS ORIGINALLY DECREED IN 1978 (PER DOUGLAS COUNTY CIRCUIT COURT CASE L77-1496) AND DEEDS WERE RECORDED WITHOUT PROPER PLATTING.

WE HAVE PREPARED THIS PLAT BASED ON OUR 1978 SURVEY WORK. RECORD MONUMENT LOCATIONS WERE FIELD VERIFIED AS SHOWN AND DEED DISTANCES WERE USED TO PROJECT PARCEL BOUNDARIES BEYOND THE TOP OF THE RIVER BANK AND APPROXIMATE HIGH WATER MARK OF THE UMPQUA RIVER. SINCE THE NORTH BOUNDARY CONFLICTS WITH STATE CLAIMED RIVER BEDS, NO MONUMENTATION WITHIN THIS CLAIM WAS ESTABLISHED. ASSISTING IN THIS SURVEY WERE SCOTT FIELD AND WILLIAM FLATZ. A LIETZ SET 2C TOTAL STATION THEODOLITE WITH AN EDM WAS USED.

### PROPERTY INFORMATION

DESCRIPTION: T.22S., R.9W., SEC. 15 TL 1200 & 1300  
DEED REF NO. BOOK 994, PG 41 FOR PARCEL 1  
BOOK 1140, PG 958 FOR PARCEL 2  
ZONING: 5R (RURAL COMMITTED LOT OF RECORD)  
PRELIMINARY FILE NO. PLANNING DEPT. FILE NO. 94-144  
WATER RIGHTS: NONE APPURTENANT FOR EITHER PARCEL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 21, 1977  
RONALD E. STUNTZNER  
1342  
EXPIRES 12/31/94

FOUND BRASS DISC  
SET IN CONCRETE  
STAMPED "U-71 1972"  
(NO INTERVISIBLE MONUMENT)

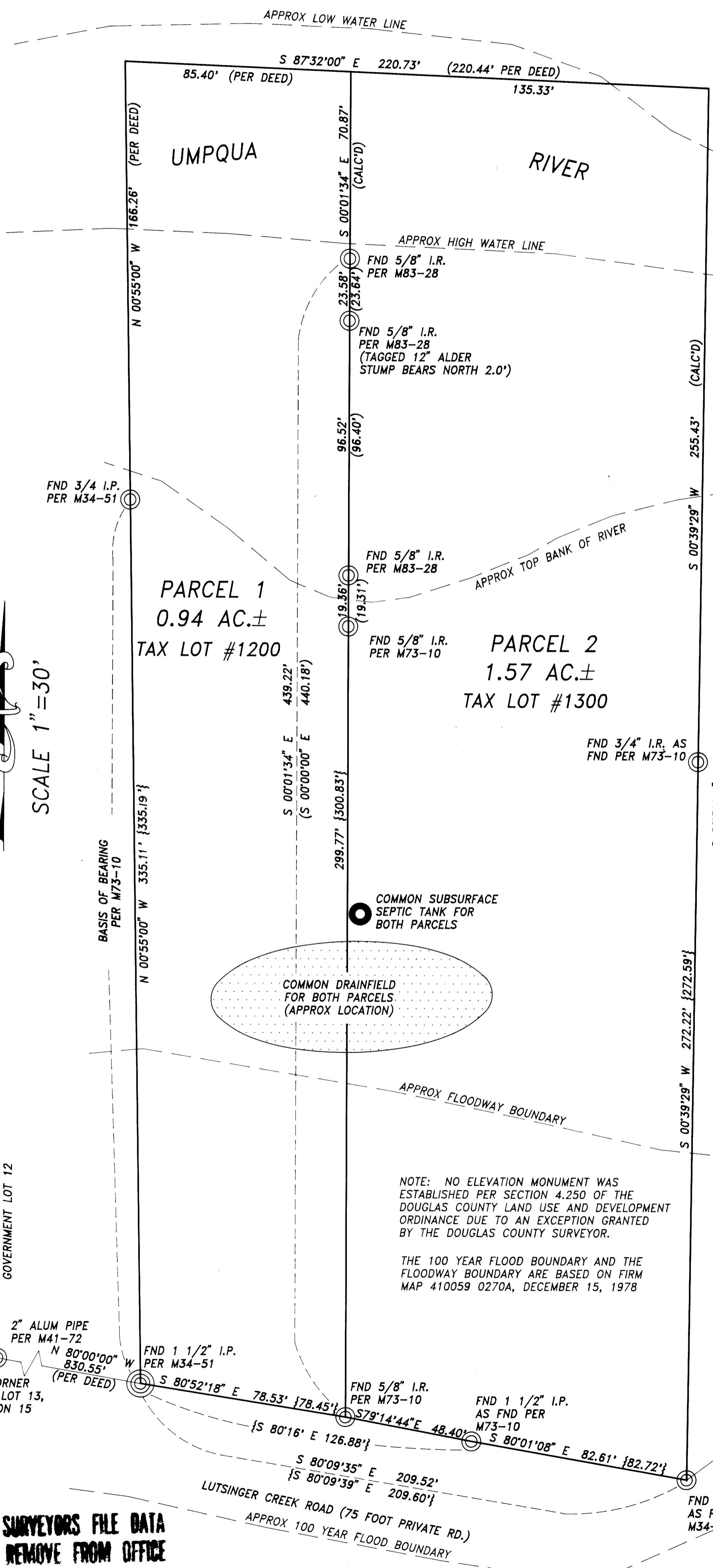
STATE PLANE COORDS:  
NOR = 742,740.38  
EAS = 1,141,366.88

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: SCOTT FIELD	Date: AUGUST 15, 1994
Checked By: TOM HOSHALL	Drawing No.: 94-201F
Designed By:	Revised:
Job Name: KENNEDY/CHECCHI PARTITION	Sheet 1 of 2

94-24779



SCALE 1"=30'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

SURVEYOR

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

SURVEYOR'S CERTIFICATE

I, RONALD E. STUNTZNER, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LANDS SUBJECT TO THIS PARTITION. SAID SURVEY IS FOR THOSE LANDS DESCRIBED IN BOOK 994, PAGE 41, AND BOOK 1140, PAGE 958, RECORDS OF DOUGLAS COUNTY, OREGON.

A PARCEL OF LAND LYING IN GOVERNMENT LOT 12 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE WHICH BEARS SOUTH 80°00'00" EAST 830.55 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 13, LOCATED IN SAID SECTION 15; THENCE NORTH 00°55'00" WEST 335.11 FEET TO A 3/4 INCH IRON PIPE; THENCE CONTINUING NORTH 00°35'00" WEST 166.26 FEET; THENCE SOUTH 87°32'00" EAST 220.73 FEET; THENCE SOUTH 00°39'29" WEST 255.43 FEET TO A 3/4 INCH IRON ROD; THENCE CONTINUING SOUTH 00°39'29" WEST 272.22 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 80°01'08" WEST 82.61 FEET TO A 1 1/2 INCH IRON PIPE; THENCE NORTH 79°14'44" WEST 48.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 80°52'18" WEST 78.53 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE ORDINARY HIGH WATER MARK ON THE UMPQUA RIVER.

SAID PARCEL OF LAND CONTAINS 2.51 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ronald E. Stuntzner*

OREGON  
SEPTEMBER 21, 1977  
RONALD E. STUNTZNER  
1342  
EXPIRES 12/31/94

PROPERTY INFORMATION

WATER SUPPLY: PRIVATE WELL(S)  
SEWAGE SYSTEM: COMMON SEPTIC SYSTEM AND DRAINFIELD  
PLANNING FILE NO.: 94-144  
ZONING: RURAL RESIDENTIAL - 5 ACRE (5R)  
WATER RIGHTS: NONE APPURTENANT  
COMPREHENSIVE PLAN DESIGNATION: RURAL COMMITTED LOT OF RECORD

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

PROPERTY OWNERS

GABE & CHRISTINE CHECCHI  
P.O. BOX 527  
SCOTTSBURG, OR 97473

SAM & CLARA KENNEDY  
P.O. BOX 627  
SCOTTSBURG, OR 97473

JAMES O. LOVE  
WILLIAM J. LOVE  
GLADYS K. LOVE  
1330 LARSON WAY  
NORTH BEND, OR 97459

OWNER'S DECLARATIONS

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.

*Gabe Checchi* 9/1/94  
GABE CHECCHI DATE

*Christine Checchi* 9/1/94  
CHRISTINE CHECCHI DATE

STATE OF OREGON  
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT GABE AND CHRISTINE CHECCHI PERSONALLY APPEARED BEFORE ME ON THIS 1<sup>st</sup> DAY OF SEPT., 1994, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 1<sup>st</sup> DAY OF SEPT., 1994. MY COMMISSION EXPIRES ON 3-23-94 3-24-95

*J. E. Hubert*  
NOTARY PUBLIC FOR OREGON

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.

*Sam Kennedy* 9-14-94  
SAM KENNEDY DATE

*Clara Kennedy* 9-14-94  
CLARA KENNEDY DATE

STATE OF OREGON  
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT SAM AND CLARA KENNEDY PERSONALLY APPEARED BEFORE ME ON THIS 14<sup>th</sup> DAY OF SEPT., 1994, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 14<sup>th</sup> DAY OF SEPT., 1994. MY COMMISSION EXPIRES ON: 9-29-95

*Christine Heinze*  
NOTARY PUBLIC FOR OREGON

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS SUBJECT TO THIS PARTITION TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92, AND THAT I AM SIGNING THIS PLAT ON BEHALF OF WILLIAM J. LOVE, AND GLADYS K. LOVE FOR WHOM I HAVE POWER OF ATTORNEY.

*James O. Love* 11-10-94  
JAMES O. LOVE DATE

PLANNING DIRECTOR'S CERTIFICATE

I, KEITH L. CUBIC, PLANNING DIRECTOR OF DOUGLAS COUNTY, OREGON, HEREBY CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS FOR THE SUBJECT PROPERTY.

*Keith L. Cubic* 9/15/94  
KEITH L. CUBIC, PLANNING DIRECTOR DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

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

*Anne E. Schroeder* 11-28-94  
COUNTY TAX COLLECTOR DATE  
DOUGLAS COUNTY, OREGON

COUNTY CLERK CERTIFICATE

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

FILED THIS 28<sup>th</sup> DAY OF November 1994.

BY: *Glenn J. Burnett*  
DOUGLAS COUNTY CLERK BY: DEPUTY  
2:30 PM 94-24779

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY: *Glenn J. Burnett*  
DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

*Janet Lundeen* 11/21/94  
JANET LUNDEEN, COUNTY SURVEYOR DATE

STATE OF OREGON  
COUNTY OF COOS

THIS IS TO CERTIFY THAT JAMES O. LOVE PERSONALLY APPEARED BEFORE ME ON THIS 10<sup>th</sup> DAY OF Nov., 1994, WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 10<sup>th</sup> DAY OF Nov., 1994. MY COMMISSION EXPIRES ON: 5-28-95

*Suzanne M. Murren*  
NOTARY PUBLIC FOR OREGON



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Drawn By: SCOTT FIELD	Date: AUGUST 17, 1994
Checked By: TOM HOSHALL	Drawing No.: 94-2015
Designed By:	Revised:
Job Name: KENNEDY/CHECCHI PARTITION	Sheet 2 of 2

94-24779

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