

# 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)

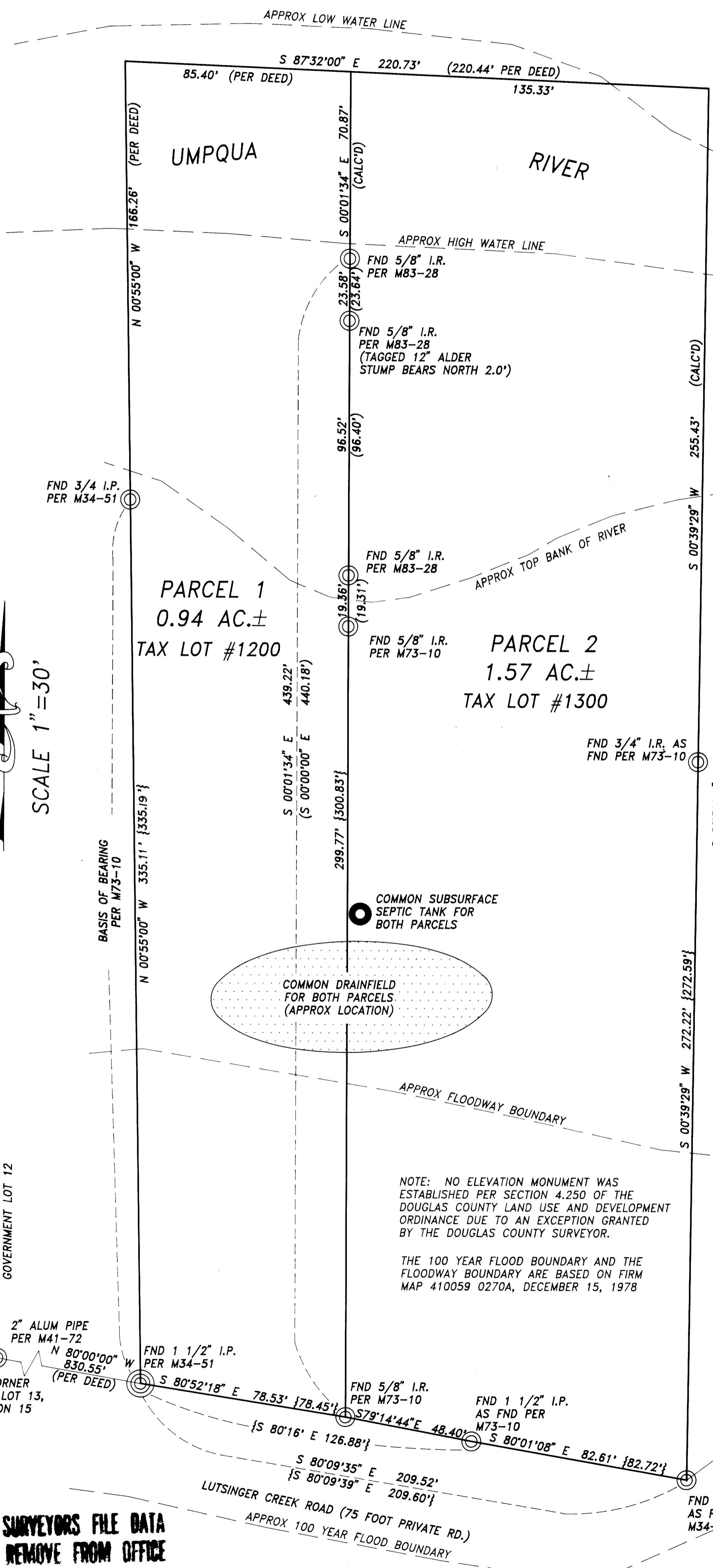
STATE PLANE COORDS:  
NOR = 742,740.38  
EAS = 1,141,366.88

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