

1995 - 0106

LAND PARTITION

in the NW 1/4 of Sec. 27, and SW 1/4 of Sec. 22
T28S, R7W, W.M.
Douglas County, Oregon
October, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PLANNING DEPT. FILE NO. 95-191

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

95 NOV -9 PM 12:27

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engel
DEPUTY
95-21616
95-21016 FEE PP

APPROVALS:

Larry E. Moman 11-8-95
DOUGLAS CO. SURVEYOR DEPUTY DATE
Keith L. Cubic 11/8/95
DOUGLAS CO. PLANNING DIRECTOR DATE

FILED THIS 24 DAY, OF November 1995
BY Gay Fields, County Clerk
DEPUTY
COUNTY CLERK

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

Anne E. Schroeder 11/9/95
DOUGLAS CO. TAX COLLECTOR DATE

| PARCEL 1 | PARCEL 2 |
|-----------------|-----------------|
| WATER: WELL | WATER: WELL |
| SEWER: SEPTIC | SEWER: SEPTIC |
| ZONING: RR | ZONING: RR |
| COMP. PLAN: RC2 | COMP. PLAN: RC2 |

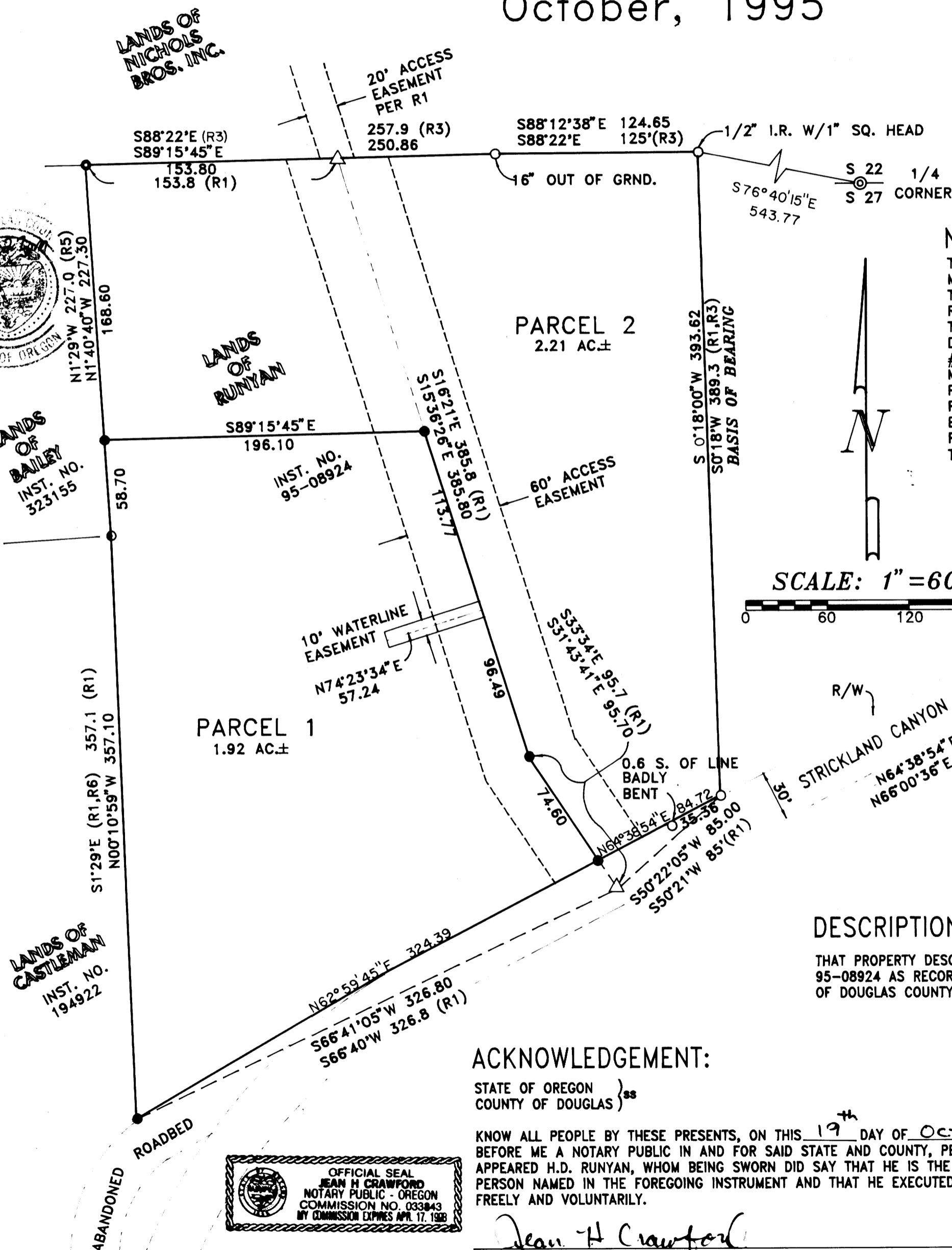
LEGEND

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP STAMPED "LS 2552".
- FOUND 1/2" IRON ROD AS NOTED.
- FOUND 1" IRON ROD W/STONE.
- FOUND 1" IRON PIPE (3/4" INSIDE DIA.).
- ⊙ FOUND 2 3/8" BRASS CAP.
- △ CALCULATED POINT.
- R1 RECORD INFORMATION PER M28-35.
- R2 RECORD INFORMATION PER DOUGLAS COUNTY PUBLIC WORKS ROAD NO. 108 RECONSTRUCTION PLANS, SHEET 11, DATED 1977.
- R3 RECORD INFORMATION PER M35-75.
- R4 RECORD INFORMATION PER INSTRUMENT NO. 95-08924
- R5 RECORD INFORMATION PER INSTRUMENT NO. 323155.
- R6 RECORD INFORMATION PER INSTRUMENT NO. 194922.

WATER RIGHTS: NONE APPURTENANT

OWNER AND PARTITIONER:

H. D. RUNYAN
110 IRONGATE LN.
ROSEBURG, OR 97470



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LANDS OF RUNYAN AS SHOWN. MONUMENTS FOUND FROM M28-35 AND M35-75 WERE USED TO CONTROL THE BOUNDARIES. THE SW CORNER OF PARCEL 1 WAS CALCULATED AT RECORD DISTANCE FROM THE 1" IRON ROD TO THE NORTH AND FROM THE 1/2" IRON ROD AT THE SE CORNER OF PARCEL 2. THE SOUTHERLY END OF THE 20' ACCESS EASEMENT WAS CALCULATED USING RECORD DISTANCES ALSO. M28-35 AND M35-75 WERE DONE IN 1964 AND 1968. CO. ROAD #108 WAS RECONSTRUCTED IN 1977. THE COUNTY ROAD PLANS SHOW THE TWO MONUMENTS AT THE SOUTH-EASTERLY CORNER OF PARCEL 2 AS BEING ON THE NORTH RIGHT-OF-WAY. THE 1/2" IRON ROD FOUND AT THE SE CORNER OF PARCEL 2 IS 30' FROM THE CENTER OF THE PAVEMENT. THE ALIGNMENT OF THE ROAD WAS DETERMINED BY SPLITTING THE PAVEMENT AT SEVERAL LOCATIONS. NOTE THAT RUNYAN'S DEED CALLS FOR THE SOUTHERLY BOUNDARY TO BE ALONG THE NORTH LINE OF THE COUNTY ROAD. THE PROCEDURES USED MEET THIRD ORDER, CLASS II SPECIFICATIONS.

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON.
David J. Collier
DAVID J. COLLIER LS 2552

DECLARATION:

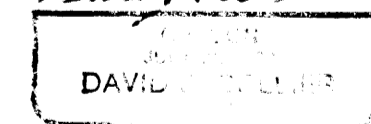
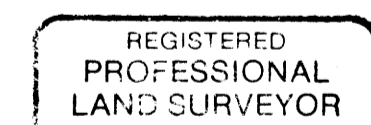
KNOW ALL PEOPLE BY THESE PRESENTS THAT H.D. RUNYAN IS THE OWNER OF THE LAND REPRESENTED ON THE PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS, AND ALL EASEMENTS CREATED AS SHOWN HEREON.
H.D. Runyan
H.D. RUNYAN 10-17-95 DATE

DESCRIPTION:

THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 95-08924 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) ss
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF Oct. 1995 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED H.D. RUNYAN, WHOM BEING SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
Jean H Crawford



EXP. 12-31-95

EGR & Associates, Inc.
Engineers, Geologists and Surveyors
2545K Prairie Road Eugene, Oregon 97402 (503) 688-8322 Fax (503) 688-8087

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