

1999-0017

# A PARTITION PLAT PREPARED BY REQUEST OF ROD IMMING. IN THE NW 1/4 OF SECTION 16, T 26 S, R 3 W, W.M., DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE# 98-172  
WATER SUPPLY: WELL  
SEWAGE DISPOSAL: GLIDE-IDLELYD SEWER DISTRICT  
TAX ACCOUNT #'s 6856.31 & 6856.03  
TAX LOT # 26-3-16B TL 500  
ZONE: RR  
COMP. PLAN DESIGNATION: RC2

**BASIS OF BEARING**  
THIS SURVEY IS BASED UPON A BEARING ACCEPTED AS TRUE PER THE DOUGLAS COUNTY RECORDS & THE OREGON STATE PLANE CO-ORDINATE SYSTEM (A THETA ANGLE OF -1°45'09.5" WAS APPLIED TO THE LINE FROM "TONY" TO "NU-25")

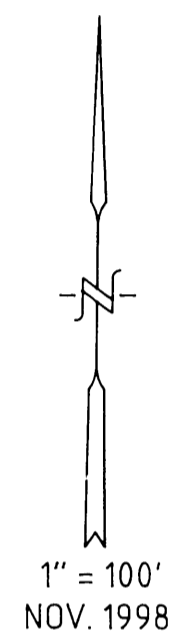
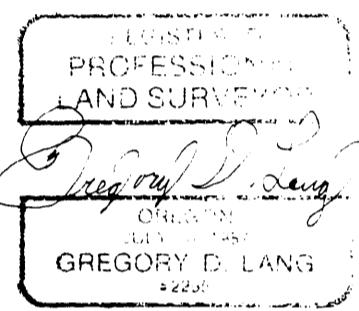
TONY: Y(N) 609,101.12  
X(E) 1,315,207.90  
  
NU-25: Y(N) 609,529.71  
X(E) 1,315,883.33

**☉ CURVE DATA (CURVE 2)**  
Δ = 13°19'41"  
R = 1253.888  
T = 146.5  
L = 291.68  
CH = N 48°51'44" E 291.02'

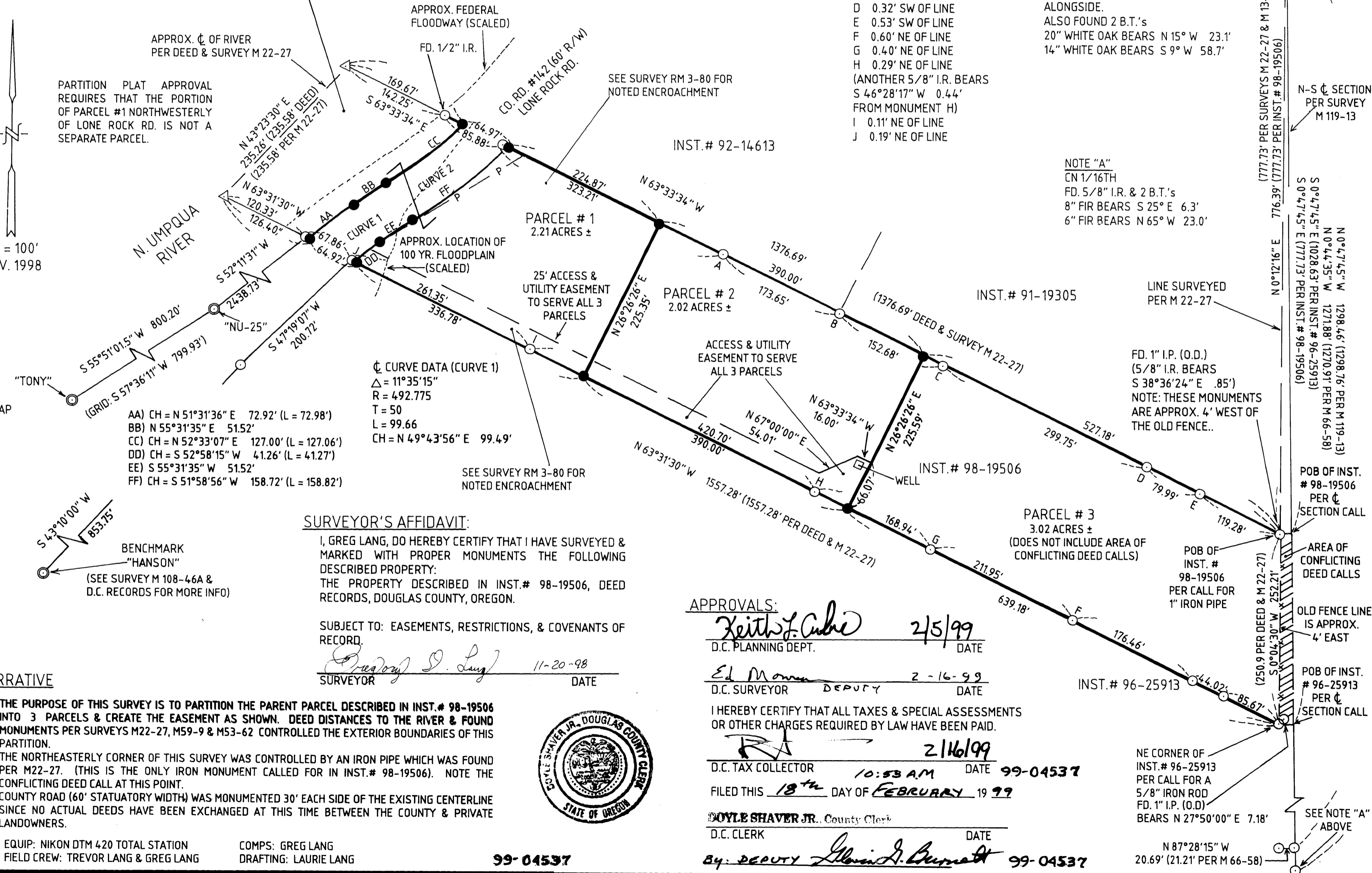
**PARTITIONERS:**  
RODNEY & RUTH ANNE IMMING  
WILLIAM & MARY SANDERS  
SAMMY & SHIRLEY ALLEN  
850 S.E. SUMMIT DR.  
ROSEBURG, OR 97470

NOTE: THE OREGON STATE DEPT. OF LANDS MAY HAVE CLAIM IN & TO THAT PORTION OF THE PARTITIONED PROPERTY SHOWN BELOW THE MEAN HIGH WATER, BUT IT SEEMS TO BE A QUESTION OF NAVIGABILITY. IT IS NOT THE DUTY OF A SURVEYOR TO DETERMINE NAVIGABILITY OR NON-NAVIGABILITY. NEITHER IS IT THE INTENTION OF THIS SURVEYOR TO MAKE ANY REPRESENTATION OF OWNERSHIP IN THAT PORTION OF PROPERTY, SHOWN AS A PART OF THIS PARTITION, WHICH LIES NORTHWESTERLY OF MEAN HIGH WATER.

**SURVEYED BY:**  
GREG LANG  
7550 WILLIS CR. RD.  
WINSTON, OR 97496  
541-679-5542



PARTITION PLAT APPROVAL REQUIRES THAT THE PORTION OF PARCEL #1 NORTHWESTERLY OF LONE ROCK RD. IS NOT A SEPARATE PARCEL.



EXPIRES 12-31-98

- LEGEND:**
- ☉ FOUND BRASS CAP
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8" X 30" IRON ROD/PLASTIC CAP MARKED "LANG SURVEYING"
  - △ CALCULATED POINT
  - P—P POWER LINE
  - X—X FENCE

**☉ CURVE DATA (CURVE 1)**  
Δ = 11°35'15"  
R = 492.775  
T = 50  
L = 99.66  
CH = N 49°43'56" E 99.49'

**SURVEYOR'S AFFIDAVIT:**  
I, GREG LANG, DO HEREBY CERTIFY THAT I HAVE SURVEYED & MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY: THE PROPERTY DESCRIBED IN INST.# 98-19506, DEED RECORDS, DOUGLAS COUNTY, OREGON.

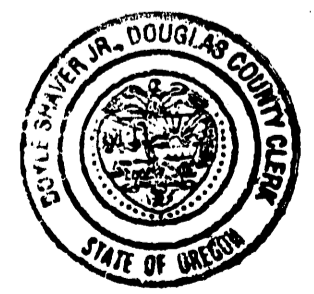
SUBJECT TO: EASEMENTS, RESTRICTIONS, & COVENANTS OF RECORD.  
GREGORY D. LANG 11-20-98  
SURVEYOR DATE

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT PARCEL DESCRIBED IN INST.# 98-19506 INTO 3 PARCELS & CREATE THE EASEMENT AS SHOWN. DEED DISTANCES TO THE RIVER & FOUND MONUMENTS PER SURVEYS M22-27, M59-9 & M53-62 CONTROLLED THE EXTERIOR BOUNDARIES OF THIS PARTITION. THE NORTHEASTERLY CORNER OF THIS SURVEY WAS CONTROLLED BY AN IRON PIPE WHICH WAS FOUND PER M22-27. (THIS IS THE ONLY IRON MONUMENT CALLED FOR IN INST.# 98-19506). NOTE THE CONFLICTING DEED CALL AT THIS POINT. COUNTY ROAD (60' STATUATORY WIDTH) WAS MONUMENTED 30' EACH SIDE OF THE EXISTING CENTERLINE SINCE NO ACTUAL DEEDS HAVE BEEN EXCHANGED AT THIS TIME BETWEEN THE COUNTY & PRIVATE LANDOWNERS.

EQUIP: NIKON DTM 420 TOTAL STATION  
FIELD CREW: TREVOR LANG & GREG LANG

COMPS: GREG LANG  
DRAFTING: LAURIE LANG

99-04537



### DECLARATION

RODNEY C. & RUTH ANNE IMMING  
SEE CONSENT AFFIDAVIT RECORDED  
IN VOLUME 1598 PAGE 25  
DEED RECORDS, DOUGLAS CO., OREGON  
  
WILLIAM R. & MARY ANN SANDERS  
SEE CONSENT AFFIDAVIT RECORDED  
IN VOLUME 1598 PAGE 26  
DEED RECORDS, DOUGLAS CO., OREGON  
  
SAMMY & SHIRLEY ALLEN  
SEE CONSENT AFFIDAVIT RECORDED  
IN VOLUME 1598 PAGE 27  
DEED RECORDS, DOUGLAS CO., OREGON

THIS PROPERTY SUBJECT TO THE FOLLOWING GENERAL EASEMENTS:

| INST. #  | TYPE                    | WIDTH   | GENERAL LOCATION                    |
|----------|-------------------------|---|-------------------------------------|
| 51968    | COPCO R/W               | 10'(5' EACH SIDE)                                     | PORTION OF NW 1/4, SEC. 16          |
| 85-8224  | PP&L R/W EASEMENT       | ANCHOR ONLY   | PART OF NE 1/4 OF NW 1/4 SECTION 16 |
| 93-15115 | PACIFICORP R/W EASEMENT | 20'(WITH RIGHT OF GUYS & ANCHORS OUTSIDE OF EASEMENT) | SE 1/4 OF NW 1/4, SEC. 16           |

- MONUMENT LOCATIONS**
- A 0.11' SW OF LINE
  - B 0.19' SW OF LINE
  - C 0.32' SW OF LINE
  - D 0.32' SW OF LINE
  - E 0.53' SW OF LINE
  - F 0.60' NE OF LINE
  - G 0.40' NE OF LINE
  - H 0.29' NE OF LINE (ANOTHER 5/8" I.R. BEARS S 46°28'17" W 0.44' FROM MONUMENT H)
  - I 0.11' NE OF LINE
  - J 0.19' NE OF LINE

**CORNER TIE**  
FOUND BRASS CAP WITH OAK POST 1/4 CORNER ALONGSIDE.  
ALSO FOUND 2 B.T.'s  
20" WHITE OAK BEARS N 15° W 23.1'  
14" WHITE OAK BEARS S 9° W 58.7'

**NOTE "A"**  
CN 1/16TH  
FD. 5/8" I.R. & 2 B.T.'s  
8" FIR BEARS S 25° E 6.3'  
6" FIR BEARS N 65° W 23.0'

**APPROVALS:**  
Keith J. Cude 2/5/99  
D.C. PLANNING DEPT. DATE

Ed. M... 2-16-99  
D.C. SURVEYOR DEPUTY DATE

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

RA 2/16/99  
D.C. TAX COLLECTOR 10:53 AM DATE 99-04537  
FILED THIS 18th DAY OF FEBRUARY 1999

DOYLE SHAVER JR. County Clerk  
D.C. CLERK DATE  
By: DEPUTY Glenn J. Burnett 99-04537

STATE OF OREGON } ss  
COUNTY OF DOUGLAS }  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

5 FEB 18 AM 10:53  
DOYLE SHAVER JR. COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
By: Glenn J. Burnett DEPUTY  
FEE PP

99-04537

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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