

1999-0050 A

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

LEGEND

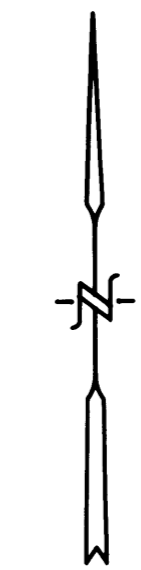
- FOUND BRASS CAP
- FOUND 5/8" IRON ROD
- UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD/
PLASTIC CAP MARKED
"LANG SURVEYING"
- △ CALCULATED POINT
- () RECORD PER M 22-27
- [] UNLESS OTHERWISE NOTED
- [] RECORD PER RM 3-80
- X X FENCE

BASIS OF BEARING

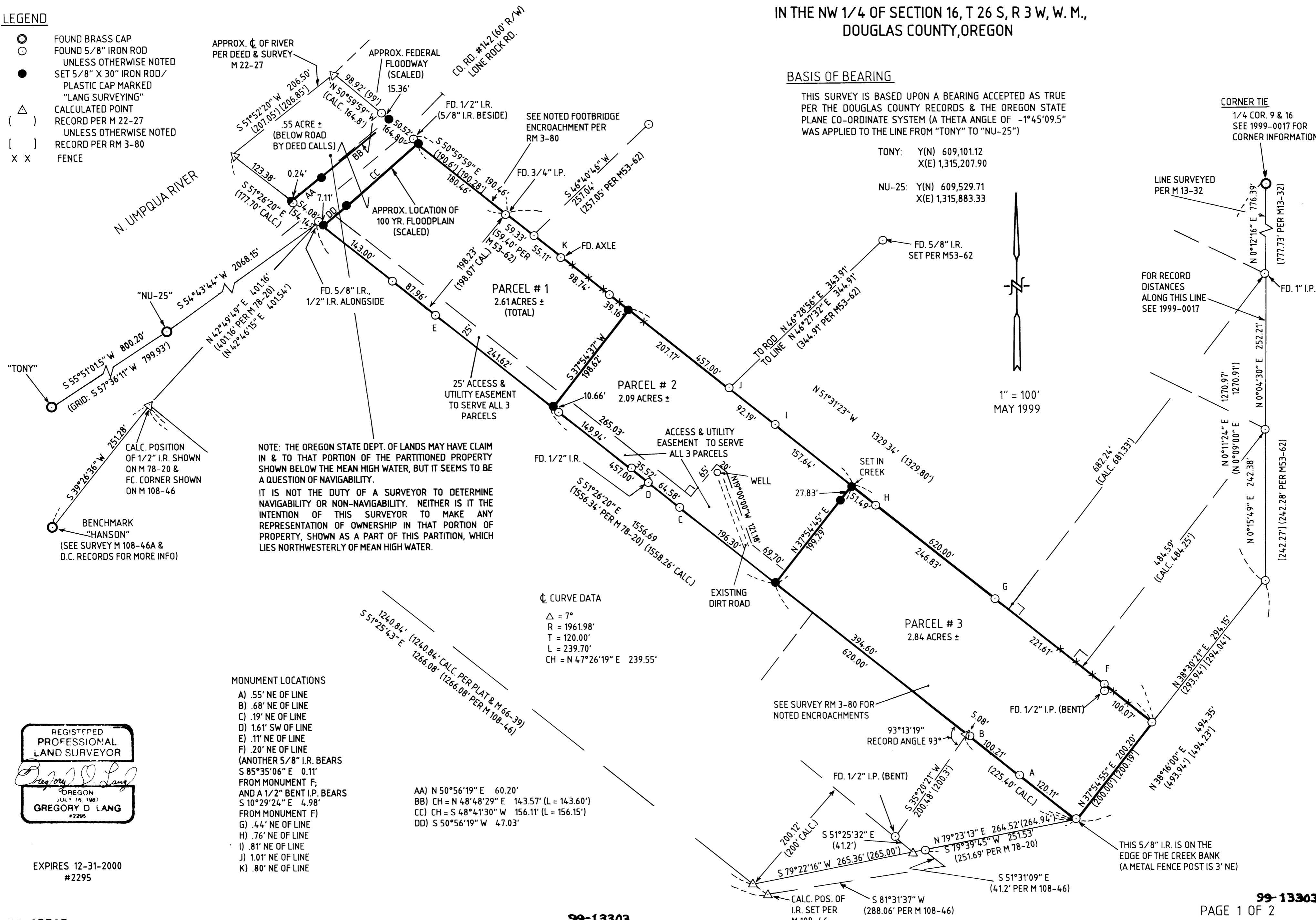
THIS SURVEY IS BASED UPON A BEARING ACCEPTED AS TRUE PER THE DOUGLAS COUNTY RECORDS & THE OREGON STATE PLANE CO-ORDINATE SYSTEM (A THETA ANGLE OF -1°45'09.5" WAS APPLIED TO THE LINE FROM "TONY" TO "NU-25")

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

CORNER TIE
1/4 COR. 9 & 16
SEE 1999-0017 FOR
CORNER INFORMATION



1" = 100'
MAY 1999



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.

☉ CURVE DATA
Δ = 7°
R = 1961.98'
T = 120.00'
L = 239.70'
CH = N 47°26'19" E 239.55'

- MONUMENT LOCATIONS
- A) .55' NE OF LINE
 - B) .68' NE OF LINE
 - C) .19' NE OF LINE
 - D) 1.61' SW OF LINE
 - E) .11' NE OF LINE
 - F) .20' NE OF LINE
(ANOTHER 5/8" I.R. BEARS
S 85°35'06" E 0.11'
FROM MONUMENT F;
AND A 1/2" BENT I.P. BEARS
S 10°29'24" E 4.98'
FROM MONUMENT F)
 - G) .44' NE OF LINE
 - H) .76' NE OF LINE
 - I) .81' NE OF LINE
 - J) 1.01' NE OF LINE
 - K) .80' NE OF LINE

- AA) N 50°56'19" E 60.20'
- BB) CH = N 48°48'29" E 143.57' (L = 143.60')
- CC) CH = S 48°41'30" W 156.11' (L = 156.15')
- DD) S 50°56'19" W 47.03'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory D. Lang
OREGON
JULY 16, 1987
GREGORY D LANG
#2295

EXPIRES 12-31-2000
#2295

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IN THE NW 1/4 OF SECTION 16, T 26 S, R 3 W, W. M.,
DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE# 98-208
WATER SUPPLY: WELL
SEWAGE DISPOSAL: GLIDE-IDLEYLD SEWER DISTRICT
TAX ACCOUNT #'s: 6856.08 & 6856.37
TAX LOT #: 26-3-16B TL 1100
ZONE: RR
COMP. PLAN DESIGNATION: RC2

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

SURVEYED BY:
GREG LANG
7550 WILLIS CREEK RD.
WINSTON, OR 97496
(541)679-5542



EXPIRES 12-31-2000

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT #98-21399 INTO 3 PARCELS & TO CREATE THE ACCESS & UTILITY EASEMENTS AS SHOWN.

THE GENERAL PATTERN OF LATER SURVEYS IN THIS AREA HAS BEEN TO ACCEPT WORK DONE BY PERCY ARMSTRONG IN THE 1950'S & USE RECORD DEED DISTANCES WHEN NO MONUMENTS FROM THE OLDER SURVEY WERE FOUND. IN PERFORMING THIS SURVEY, I FOUND THAT THE ABOVE MENTIONED "LATER SURVEYS" DID NOT RECOGNIZE OR UNCOVER ARMSTRONG'S MONUMENTS IN EVERY CASE. I NOTED THE POSITIONS OF ADDITIONAL MONUMENTS OF ARMSTRONG. HOWEVER, BASED ON THE EQUITABLE MEASUREMENTS SHOWN, I HAVE ACCEPTED AS CONTROLLING CORNERS THE CORNERS OF M53-62 & M78-20. THESE TWO SURVEYS PARTITIONED LAND ON EITHER SIDE OF THE SUBJECT PROPERTY DESCRIBED IN INSTRUMENT #98-21399.

COUNTY ROAD #142 (60' STATUTORY WIDTH) WAS MONUMENTED 30' EACH SIDE OF THE EXISTING ROAD CENTERLINE SINCE NO ACTUAL DEEDS HAVE BEEN EXCHANGED AT THIS TIME BETWEEN THE COUNTY & PRIVATE LANDOWNERS.

EQUIP: NIKON DTM 420
FIELD CREW: GREG LANG, TREVOR LANG
COMPS: GREG LANG
DRAFTING: LAURIE LANG

THIS PROPERTY IS 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 SEC. 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

DECLARATION

RODNEY C. & RUTH ANNE IMMING
SEE CONSENT AFFIDAVIT RECORDED
IN VOLUME 1619, PAGE 196
DEED RECORDS, DOUGLAS CO., OREGON

WILLIAM R. & MARY ANN SANDERS
SEE CONSENT AFFIDAVIT RECORDED
IN VOLUME 1619, PAGE 197
DEED RECORDS, DOUGLAS CO., OREGON

SAMMY & SHIRLEY ALLEN
SEE CONSENT AFFIDAVIT RECORDED
IN VOLUME 1619, PAGE 198
DEED RECORDS, DOUGLAS CO., OREGON

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.# 98-21399 DEED RECORDS, DOUGLAS COUNTY, OREGON.

SUBJECT TO: EASEMENTS, RESTRICTIONS, & COVENANTS OF RECORD.

Gregory D. Lang 5-11-99
SURVEYOR DATE

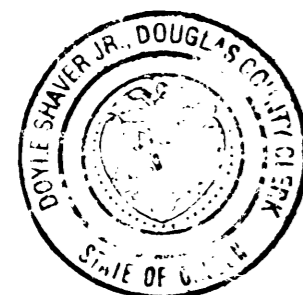
APPROVALS

Keith L. Cubie 5/20/99
DOUGLAS CO. PLANNING DEPT. DATE

Ed. Mann 5-20-99
DOUGLAS CO. SURVEYOR DEPUTY DATE

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

Anne E. Schroeder Deputy 5-20-99
DOUGLAS CO. TAX COLLECTOR DATE



99-13303 8:07 A.M.
FILED THIS 21ST DAY OF MAY 19 99

DOYLE SHAVER JR. County Clerk
DOUGLAS CO. CLERK

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

99 MAY 21 AM 8:07

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Elaine J. Bennett
DEPUTY

FEE PP