

# FINAL PARTITION PLAT SW 1/4

LOCATED IN SECTION 31 AND 32, T. 20 S., R. 10 W., W.M.,  
E 1/2 DOUGLAS COUNTY, OREGON

**NARRATIVE:** THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PARTITION OF THAT PARCEL DESCRIBED IN BOOK 1250, PAGE 228, DEED RECORDS OF DOUGLAS COUNTY, OREGON. I HELD F. HALES' RECORD POSITION FOR A LOCALLY ACCEPTED 1/4 CORNER AS THE ORIGINAL DEED POINT OF BEGINNING (BK. 237, PG. 946 WEIST TO STANDLEY, OCT. 1954). I THEN FOUND AND HELD AN ADDITIONAL MONUMENT LOCATED N0°09'46"W 719.57' FROM THE LOCAL 1/4 CORNER (PER CS 41-284, JULY, 1954). SAID SURVEY WAS PERFORMED FOR THE OWNER PRIOR TO THE FILING OF THE ORIGINAL DEED AND IS CONSIDERED CONTROLLING. I THEN HELD DEED ANGLES (AS SHOWN), ISOLATED A DEED MISCLASURE TO TWO COURSES AND HELD RECORD DISTANCE ON SAID LINES. THE ACCESS ROAD EASEMENT TO THE UNITED STATES OF AMERICA (V. 228, P. 702 OCT. 1953) WAS POSITIONED USING DEED RECORD WIDTH AND CENTERLINE DIMENSIONS TEMPLATED OVER TIES TO THE AS-BUILT CENTERLINE. SAID ACCESS ROAD EASEMENT REFERENCES AN APPROXIMATE TIE BETWEEN ENGINEER'S STATION 97+58.93 AND THE 1/4 CORNER COMMON TO SECTIONS 31 AND 32. A RECONSTRUCTION OF THE RIGHT-OF-WAY USING THE COMMONLY ACCEPTED 1/4 CORNER AND THE "APPROXIMATE" DEED CALL COMPARES FAVORABLY WITH MY RIGHT-OF-WAY POSITION. ASSISTING IN THIS SURVEY WAS ROD GULSETH.

### COMPREHENSIVE PLAN

RURAL SERVICE CENTER  
COMMERCIAL (CRS)  
TIMBERLANDS (TL)

### OWNER

DEL AND JUNE YARYAN  
19535 LOWER SMITH RIVER RD.  
REEDSPORT, OR 97467

### PLANNING DIRECTOR'S CERTIFICATE

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

*Keith L. Cubic* 11/21/00  
DATE

KEITH L. CUBIC, PLANNING DIRECTOR

### PREPARED BY

STUNTZNER ENGINEERING &  
FORESTRY, LLC  
P.O. BOX 118  
COOS BAY, OR 97420  
(541)267-2872

### ZONING

RURAL SERVICE CENTER  
COMMERCIAL (CRS)  
FARM FOREST (FF)

PD FILE NO.: 99-175

WATER: WELL  
SEWER: SEPTIC SYSTEM

### COUNTY TAX COLLECTOR'S STATEMENT

I, COUNTY TAX COLLECTOR OF DOUGLAS COUNTY, OREGON, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR, HAVE BEEN PAID.

*James L. Sauer* 1-03-01  
DATE

JAMES L. SAUER, COUNTY TAX COLLECTOR  
DOUGLAS COUNTY, OREGON

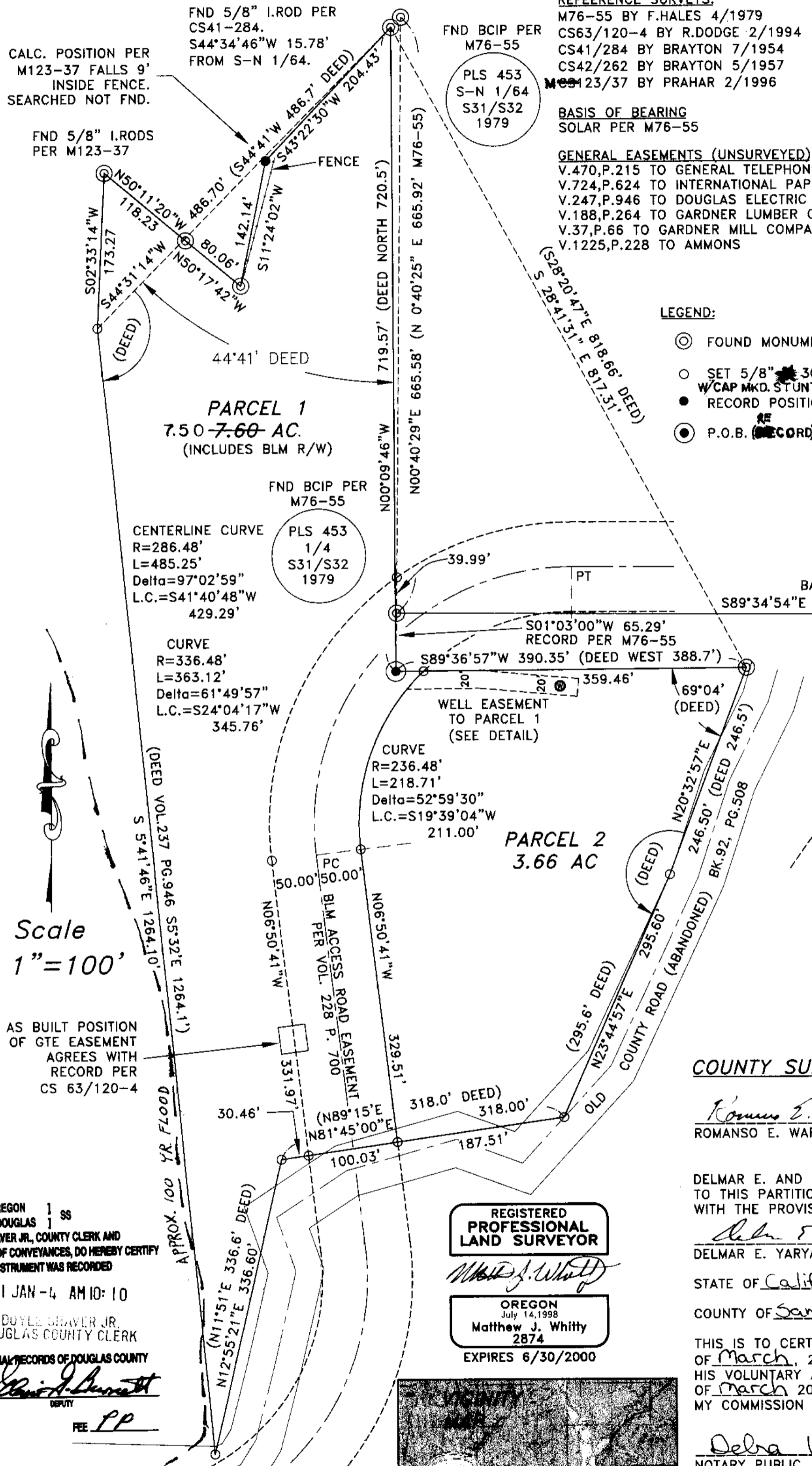
### SURVEYOR'S CERTIFICATE

I, MATTHEW J. WHITTY, BEING DULY SWORN UPON OATH, STATE THAT I HAVE ACCURATELY DESCRIBED AND SURVEYED THE IDENTIFIED LAND ACCORDING TO STATE LAW.

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS

BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON:

THENCE SOUTH 1°03'00" WEST 65.29' TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°09'46" WEST 719.57' TO A 5/8" IRON ROD;  
THENCE SOUTH 43°22'30" WEST 204.43';  
THENCE SOUTH 11°24'02" WEST 142.14' TO A 5/8" IRON ROD;  
THENCE NORTH 50°17'42" WEST 80.06' TO A 5/8" IRON ROD;  
THENCE NORTH 50°11'20" WEST 118.23' TO A 5/8" IRON ROD;  
THENCE SOUTH 2°33'14" WEST 173.27' TO A 5/8" IRON ROD;  
THENCE SOUTH 5°41'46" EAST 1264.10' TO A 5/8" IRON ROD;  
THENCE NORTH 12°55'21" EAST 336.60' TO A 5/8" IRON ROD;  
THENCE NORTH 81°45'00" EAST 318.00' TO A 5/8" IRON ROD;  
THENCE NORTH 23°44'57" EAST 295.60' TO A 5/8" IRON ROD;  
THENCE NORTH 20°32'57" EAST 246.50' TO A 1" THREADED HEX AXLE;  
THENCE SOUTH 89°36'57" WEST 390.35' TO THE TRUE POINT OF BEGINNING.



### LEGEND:

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" 30" IRON ROD W/CAP MKD. STUNTZNER ENG.
- RECORD POSITION AS NOTED
- ⊙ P.O.B. (RECORD)

### COUNTY SURVEYOR

*Romanso E. Ware* 11-22-2000  
ROMANSO E. WARE DATE

### COUNTY CLERK'S STATEMENT

FILED THIS 4th DAY OF JANUARY, 2001  
2001-00222 10:10 A.M.  
BY: *Doyle Shaver Jr.*  
DOUGLAS COUNTY CLERK BY: DEPUTY

DELMAR E. AND JUNE L. YARYAN, HUSBAND AND WIFE, HAVING RECORD TITLE INTEREST IN THE LAND SUBJECT TO THIS PARTITION, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.

*Delmar E. Yaryan* 3/20/2000  
DELMAR E. YARYAN DATE  
*June L. Yaryan* 3-20-2000  
JUNE L. YARYAN DATE

STATE OF Calif  
COUNTY OF San Diego

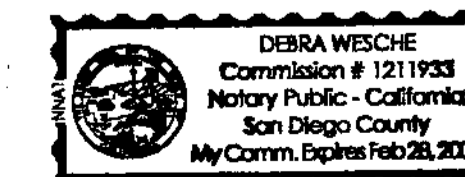
THIS IS TO CERTIFY THAT DELMAR E. YARYAN PERSONALLY APPEARED BEFORE ME ON THIS 20 DAY OF March, 2000, WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHERE OF I HAVE HEREUNTO SET MY SEAL THIS 20 DAY OF March, 2000.  
MY COMMISSION EXPIRES ON: 2-28-03.

*Debra Wesche*  
NOTARY PUBLIC



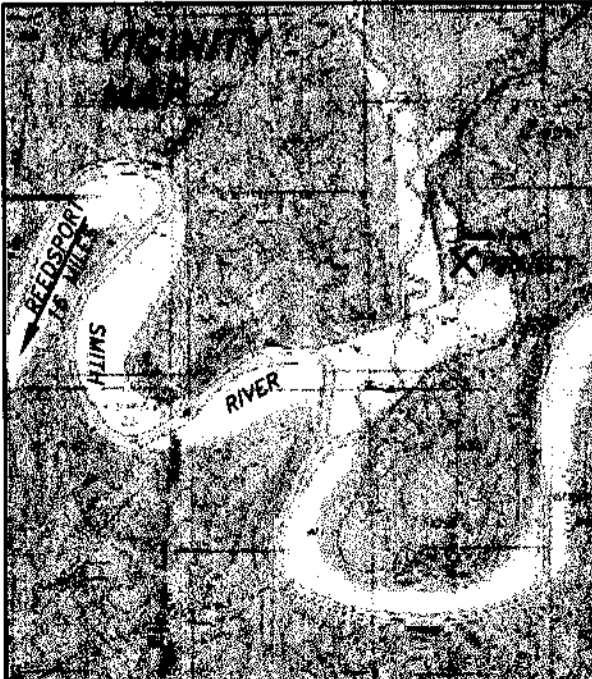
THIS IS TO CERTIFY THAT JUNE L. YARYAN PERSONALLY APPEARED BEFORE ME ON THIS 20 DAY OF March, 2000, WHO HAS ACKNOWLEDGED THAT SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHERE OF I HAVE HEREUNTO SET MY SEAL THIS 20 DAY OF March, 2000.  
MY COMMISSION EXPIRES ON: 2-28-03.

*Debra Wesche*  
NOTARY PUBLIC



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
July 14, 1998  
Matthew J. Whitty  
2874  
EXPIRES 6/30/2000



**Stuntzner Engineering & Forestry, L.L.C.**  
ENGINEERING • LAND SURVEYING • FORESTRY  
PLANNING • WATER RIGHTS  
705 South 4th St. Phone: (541) 267-2872  
Post Office Box 118 Fax: (541) 267-0588  
Coos Bay, Oregon 97420

Drawn By: MATT WHITTY Date: MARCH, 2000  
Checked By: TOM HOSHAL Drawing No.: 99-286F  
Designed By: \_\_\_\_\_  
Scale: \_\_\_\_\_

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