

# LAND PARTITION

PROPERTY ID R59773, DEED 1995-9978  
 SE1/4, SECTION 22, TWP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON

SCALE 1" = 200'  
 DECEMBER 2005

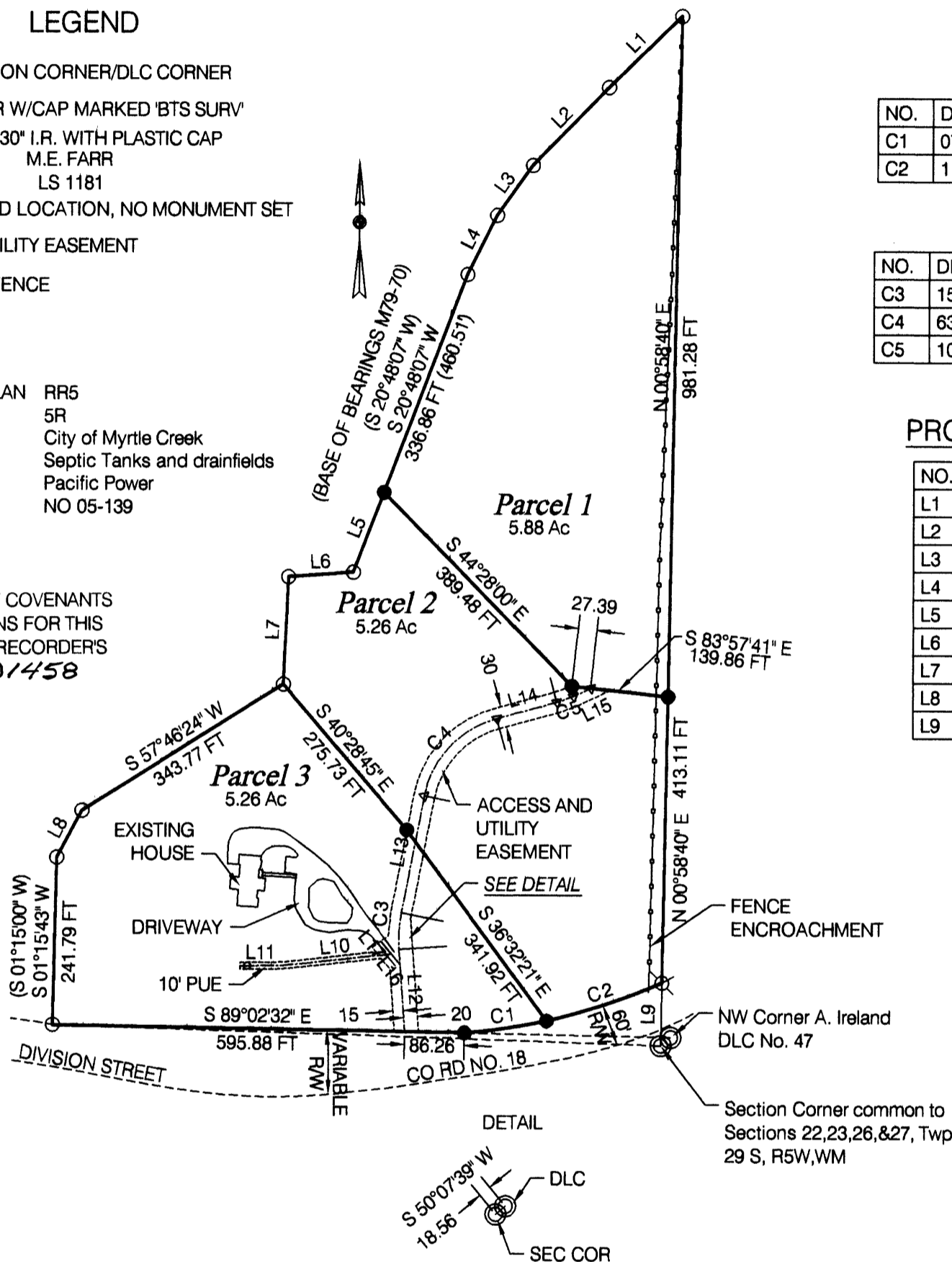
OWNERS & DEVELOPERS  
 LARRY H. & SUSAN L. SLIGAR  
 1361 NE DIVISION STREET  
 MYRTLE CREEK, OR 97457

## LEGEND

- FND SECTION CORNER/DLC CORNER
- FND 5/8" IR W/CAP MARKED 'BTS SURV'
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ▽ COMPUTED LOCATION, NO MONUMENT SET
- PUE PUBLIC UTILITY EASEMENT
- X-X- FENCE

COMPREHENSIVE PLAN RR5  
 ZONE 5R  
 WATER City of Myrtle Creek  
 SEWER Septic Tanks and drainfields  
 POWER Pacific Power  
 PLANNING FILE NO 05-139

DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS LAND PARTITION RECORDERS NO. 2006-001458



## PROPERTY LINE CURVE TABLE

NO.	DEFLECT. ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	07°58'38"	06°37'41"	864.44	120.36	N 81°24'21" E	120.26
C2	11°40'33"	06°37'41"	864.44	176.16	N 71°34'45" E	175.85

## EASEMENT LINE CURVE TABLE

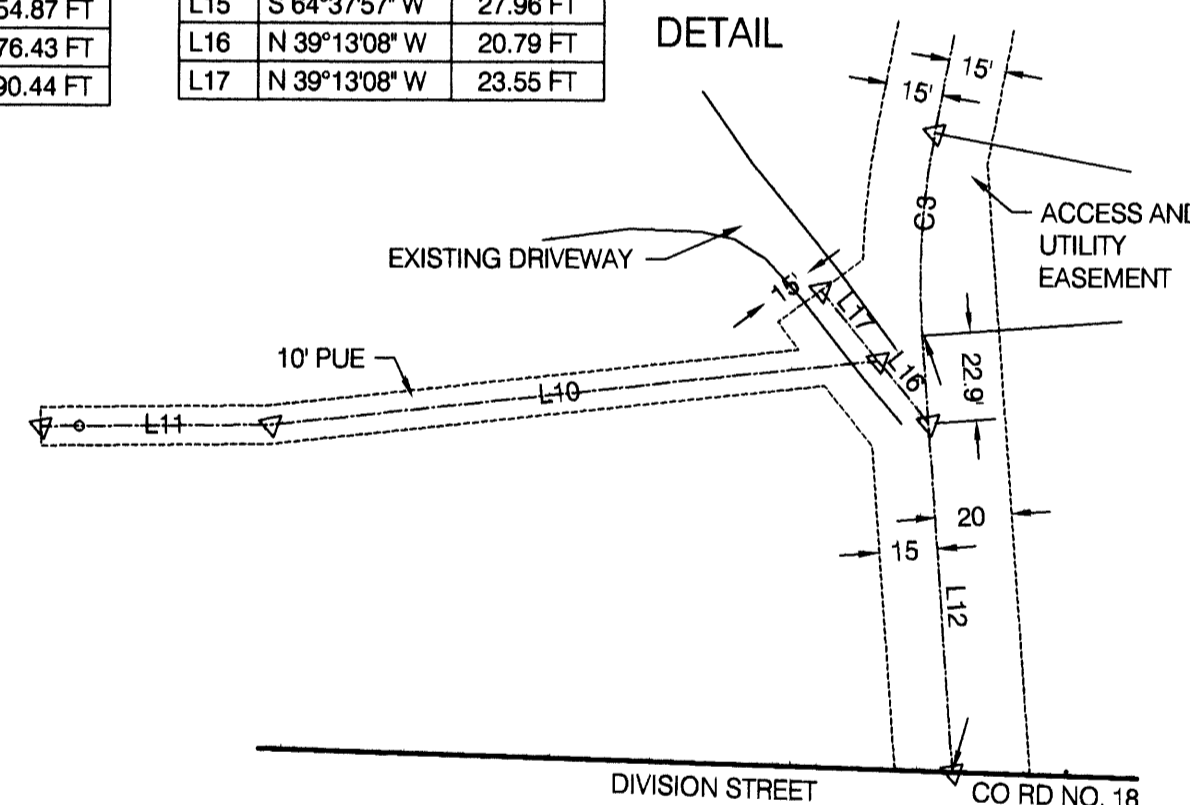
NO.	DEFLECT. ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	15°07'58"	28°38'52"	200.00	52.82	N 03°21'54" E	52.67
C4	63°52'27"	39°30'52"	145.00	161.65	N 42°52'07" E	153.41
C5	10°10'23"	39°30'52"	145.00	25.75	N 69°43'09" E	25.71

## PROPERTY LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 45°36'20" W	147.28 FT
L2	S 44°11'23" W	157.58 FT
L3	S 35°34'51" W	88.41 FT
L4	S 26°24'13" W	95.60 FT
L5	S 20°48'07" W	123.66 FT
L6	S 86°00'20" W	93.79 FT
L7	S 02°36'50" W	154.87 FT
L8	S 28°06'29" W	76.43 FT
L9	S 00°58'40" W	90.44 FT

## EASEMENT LINE TABLE

NO.	DIRECTION	DISTANCE
L10	S 83°48'44" W	158.90 FT
L11	S 89°19'47" W	59.85 FT
L12	N 04°12'05" W	119.09 FT
L13	N 10°55'53" E	171.93 FT
L14	N 74°48'21" E	89.61 FT
L15	S 64°37'57" W	27.96 FT
L16	N 39°13'08" W	20.79 FT
L17	N 39°13'08" W	23.55 FT



## APPROVALS

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

*Sandra K. Covee* 1/18/06  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 1/17/06  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE



*Romy W...* 1-18-06  
 DOUGLAS COUNTY SURVEYOR DATE

FILED 19<sup>th</sup> DAY OF JAN., 2006 # 8:18 A.M.  
 2006-001459

BARBARA E. NIELSEN *Gloria G. Burnett*  
 COUNTY CLERK By: DEPUTY

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LARRY H. SLIGAR & SUSAN L. SLIGAR, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DEDICATE THE EASEMENTS FOR THE USE OF THE OWNERS THEREOF.

*Larry Sligar* LARRY H. SLIGAR  
*Susan Sligar* SUSAN L. SLIGAR

## ACKNOWLEDGMENT

STATE OF OREGON )  
 COUNTY OF DOUGLAS )

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 19<sup>th</sup> DAY OF January, 2006, BEFORE ME APPEARED LARRY H. SLIGAR AND SUSAN L. SLIGAR, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Teresa J. O'Neil*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 7-24-06



## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND DESCRIBED IN DEED NO. 1995-9978 INTO 3 PARCELS OF APPROXIMATELY 5+ ACRES EACH.

WE USED FOUND MONUMENTS FROM M79-70. BASIS OF BEARING IS M79-70. THE SOUTHERN BOUNDARY WAS ESTABLISHED AS THE NORTHERN RIGHT OF WAY LINE OF COUNTY ROAD NO. 18 BY SURVEY AS IT EXISTS TODAY.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND GREGG DANSKINE USING A NIKON DTM-520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

*Maurice Farr*

MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVENUE  
 ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181  
 EXPIRES 12-31-07

## SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PROPERTY DESCRIBED IN DEED NO. 1995-9978 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; AND BEGINNING AT A 5/8" I.R.; FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, TWP 29 S, R 5 W, WM, BEARS S0°58'40" W 90.44 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 864.44 FEET 176.16 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 71°34'45" WEST AND A CHORD LENGTH OF 175.85 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 864.44 FEET 120.36 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 81°24'21" WEST AND A CHORD LENGTH OF 120.26 FEET; THENCE NORTH 89°02'32" WEST A DISTANCE OF 595.88 TO A POINT; THENCE NORTH 01°15'43" EAST A DISTANCE OF 241.79 TO A 5/8" I.R.; THENCE NORTH 28°06'29" EAST A DISTANCE OF 76.43 TO A 5/8" I.R.; THENCE NORTH 57°46'24" EAST A DISTANCE OF 343.77 TO A 5/8" I.R.; THENCE NORTH 02°36'50" EAST A DISTANCE OF 154.87 TO A 5/8" I.R.; THENCE NORTH 86°00'20" EAST A DISTANCE OF 93.79 TO A 5/8" I.R.; THENCE NORTH 20°48'07" EAST A DISTANCE OF 123.66 TO A 5/8" I.R.; THENCE NORTH 20°48'07" EAST A DISTANCE OF 336.86 TO A 5/8" I.R.; THENCE NORTH 26°24'13" EAST A DISTANCE OF 95.60 TO A 5/8" I.R.; THENCE NORTH 35°34'51" EAST A DISTANCE OF 88.41 TO A 5/8" I.R.; THENCE NORTH 44°11'23" EAST A DISTANCE OF 157.58 TO A 5/8" I.R.; THENCE NORTH 45°36'20" EAST A DISTANCE OF 147.28 TO A 5/8" I.R.; THENCE SOUTH 00°58'40" WEST A DISTANCE OF 981.28 TO A 5/8" I.R.; THENCE SOUTH 00°58'40" WEST A DISTANCE OF 413.11 TO A 5/8" I.R.; TO THE POINT OF BEGINNING; CONTAINING 16.40 ACRES MORE OR LESS, AND CONTAINING 5.88 ACRES MORE OR LESS IN PARCEL 1; 5.26 ACRES MORE OR LESS IN PARCEL 2; AND 5.26 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN DOUGLAS COUNTY, OREGON.

2006-0006

2006-0006