

2007-0154 A

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2007-025119



NO FEE

11/28/2007 02:04:45 PM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

# PROPERTY LINE ADJUSTMENT AND LAND PARTITION.

BASED ON MEASURE 37 WAIVER

LOCATED in the West 1/2 of Section 15, T. 26 S., R. 6 W., W.M.  
in Douglas County, Oregon.

November 12, 2007

### APPROVALS

SURVEYED FOR: *KEN JACOBS*  
1644 BROZIO ROAD  
ROSEBURG, OREGON 97470

*Keith L. Cubie* 11/27/07  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy W...* 11-27-07  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 28 DAY OF NOVEMBER, 2007.  
AT 2:04 O'CLOCK P.M.

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



SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*  
P.O. BOX 361  
OAKLAND, OREGON 97462  
PHONE: (541) 459-0512



*Barbara E. Nielsen*  
DOUGLAS COUNTY CLERK *Deputy*

*Sandra K. Conner* 11/28/07  
DOUGLAS COUNTY TAX COLLECTOR DATE

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON SHEET TWO HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:  
THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 1996-12390 AND 1996-12391, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON  
LESS AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 1996-12391; THENCE NORTH 89°11'09" EAST 1313.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°02'18" EAST, ALONG THE EAST LINE OF LAST SAID TRACT, 100.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE SOUTH 89°11'09" WEST 1313.06 FEET TO A 5/8 INCH DIAMETER REBAR MONUMENTING A POINT ON THE WEST LINE OF LAST SAID TRACT; THENCE NORTH 1°09'58" WEST 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 1997-01023 AND 2004-22598, SAID OFFICIAL RECORDS.

*David A. Edwards*  
DAVID A. EDWARDS - P.L.S. 2339

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KENNY W. JACOBS IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

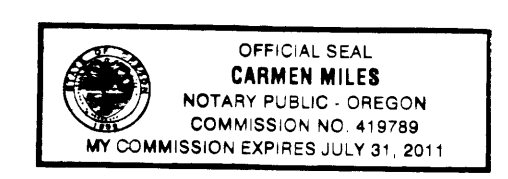
*Kenny W. Jacobs*  
KENNY W. JACOBS

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

PERSONALLY APPEARED BEFORE ME THIS 19 DAY OF November, 2007, THE ABOVE NAMED KENNY W. JACOBS, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

*Carmen Miles*  
NOTARY PUBLIC FOR OREGON



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF ADJUSTED UNIT 2 OF PLANNING DEPARTMENT FILE NUMBER 07-M090 INTO THREE SEPARATE PARCELS AND TO CREATE CERTAIN EASEMENTS AS SHOWN ON SHEET TWO. EXISTING CONTROL POINTS AND DATA, AS WELL AS MONUMENTS FOUND OR SET ON MY SURVEYS M 126-9 AND M 142-78, WERE USED TO CONTROL THIS SURVEY.

THE ACREAGES SHOWN ON SHEET TWO FOR PARCELS 1, 2, & 3 ARE PER PLANNING DEPT. REQUIREMENT. ACTUAL ACREAGES ARE:  
PARCEL 1: 9.28 AC.  
PARCEL 2: 9.34 AC.  
PARCEL 3: 9.46 AC.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.  
EQUIPMENT: NIKON TOTAL STATION.  
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: *WELL OR WELL EASEMENT.*

SEWER: *SUB-SURFACE.*

ZONING: *AW*

COMP. PLAN: *FFT*

PLANNING FILE: *07-110 AND 07-M090.*

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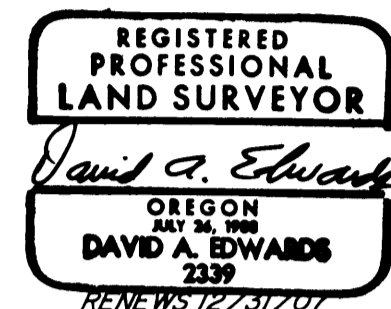
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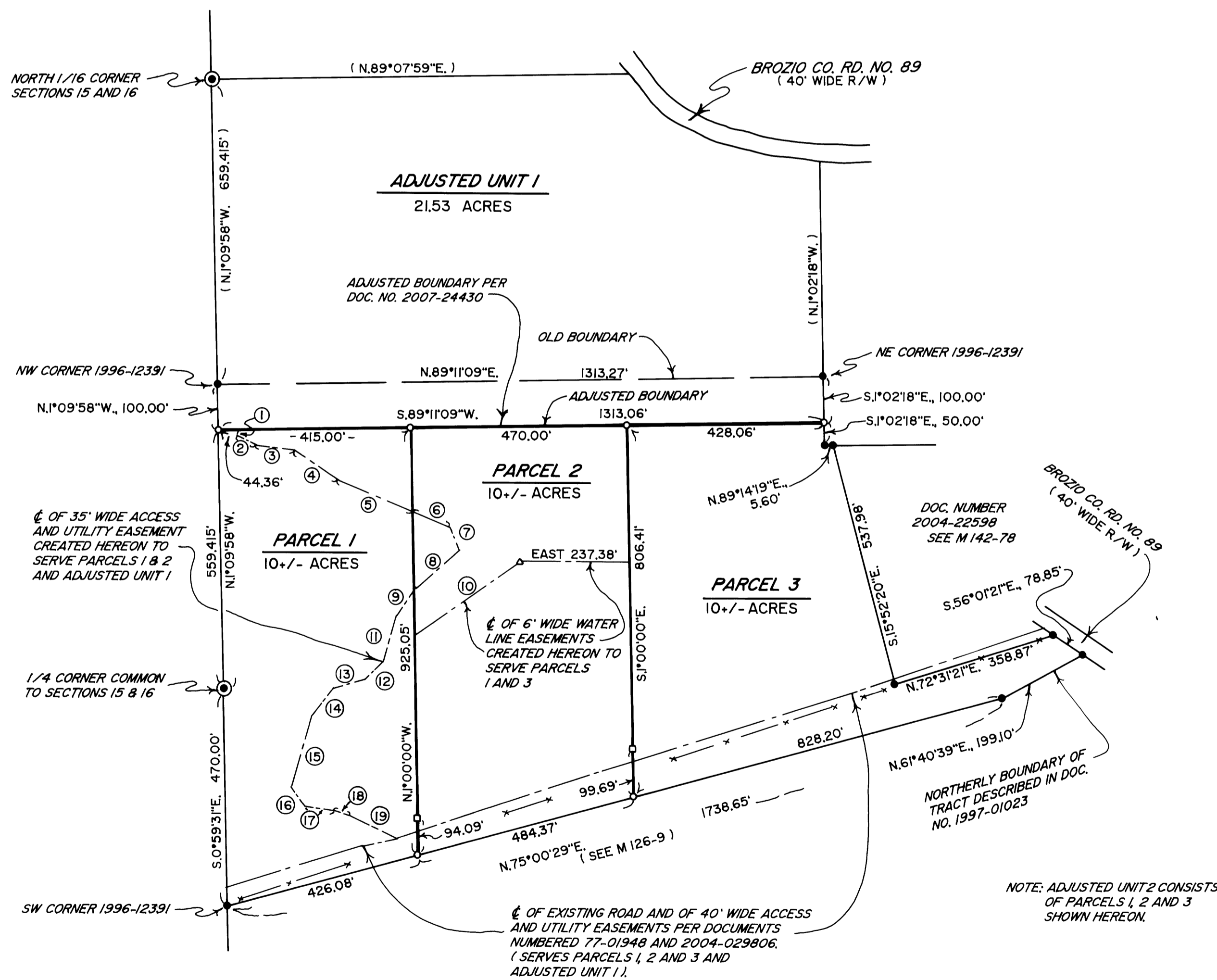
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 1644 BROZIO ROAD  
 ROSEBURG, OREGON 97470

SURVEYED BY: **DAVID EDWARDS LAND SURVEYING**  
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**LEGEND**

- ⊙ INDICATES BRASS CAP FOUND AS SHOWN ON M 126-9.
- INDICATES 5/8" DIAM. STEEL PIN WITH CAP FOUND PER M 126-9 OR M 142-78.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- ◻ INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-LS 2339" SET AS A WITNESS MONUMENT.
- △ INDICATES CENTER OF WELL AND RADIUS POINT OF 20' DIAMETER WELL EASEMENT CREATED HEREON TO SERVE PARCELS 1 AND 3. POINT BEARS N.66°55'07"E., 697.17' FROM WEST 1/4 CORNER OF SECTION 15.
- ( ) DENOTES RECORD DATA PER M 126-9.

SCALE: 1" = 200'

X—X—X FENCE LINE

BASIS OF BEARINGS: EXISTING CONTROL PER M 126-9.

**LINE TABLE**

NO.	BEARING	DISTANCE
1	S.17°07'28"W.	13.27'
2	S.64°22'36"E.	45.48'
3	S.82°14'17"E.	81.61'
4	S.55°52'05"E.	117.99'
5	S.67°10'22"E.	171.58'
6	S.67°10'22"E.	89.96'
7	S.23°36'31"E.	51.48'
8	S.48°33'23"W.	128.87'
9	S.33°54'32"W.	73.92'
10	S.50°W.	299.37'
11	S.15°44'06"W.	101.21'
12	S.46°56'47"W.	55.69'
13	S.74°09'01"W.	74.55'
14	S.35°25'03"W.	73.07'
15	S.16°04'47"W.	159.69'
16	S.36°47'41"E.	51.20'
17	S.82°25'13"E.	63.36'
18	S.71°19'17"E.	34.33'
19	S.64°47'45"E.	113.42'

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