

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2007-025120

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11/28/2007 02:15:51 PM

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# 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 16, 2007

### APPROVALS

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

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

*Randy Wan* 11-27-06  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 29 DAY OF NOVEMBER,  
200 7 AT 2:15 O'CLOCK P.M.

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

BARBARA E. NIELSEN *by Sharon Fee*  
DOUGLAS COUNTY CLERK Deputy

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



### 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.

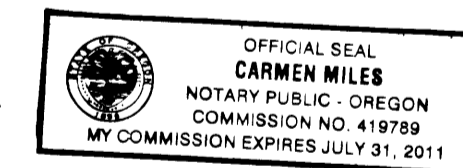
*Kenny W. Jacobs*  
KENNY W. JACOBS

### ACKNOWLEDGEMENT

STATE OF OREGON ) SS  
COUNTY OF DOUGLAS )

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



WATER: *WELL OR WELL EASEMENT.*

SEWER: *SUB-SURFACE.*

ZONING: *AW*

COMP. PLAN: *FFT*

PLANNING FILE: *07-109*



*David A. Edwards*  
OREGON  
DAVID A. EDWARDS  
RENEWS 12/31/07

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

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER  
MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS  
AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1996-12392, OFFICIAL RECORDS FOR  
DOUGLAS COUNTY, OREGON

TOGETHER WITH: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT  
NUMBER 1996-12392; THENCE SOUTH 1°09'58" EAST, ALONG THE WEST LINE OF THAT TRACT OF  
LAND DESCRIBED IN DOCUMENT NUMBER 1996-12391, SAID OFFICIAL RECORDS, 100.00 FEET TO A  
5/8 INCH DIAMETER REBAR; THENCE NORTH 89°11'09" EAST 1313.06 FEET TO A 5/8 INCH DIAMETER  
STEEL REBAR MONUMENTING A POINT ON THE EAST LINE OF LAST SAID TRACT; THENCE  
NORTH 1°02'18" WEST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 89°11'09" WEST 1313.27 FEET TO THE POINT OF BEGINNING.

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

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE TRACT DESCRIBED  
ABOVE INTO THREE SEPARATE PARCELS AND TO CREATE CERTAIN EASEMENTS AS SHOWN  
ON SHEET TWO. EXISTING CONTROL POINTS AND DATA PER MY SURVEY M 126-9 WERE  
UTILIZED FOR CONTROL.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

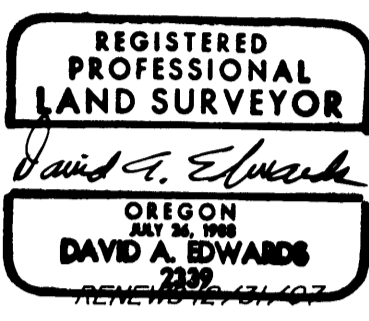
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

# 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 16, 2007



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

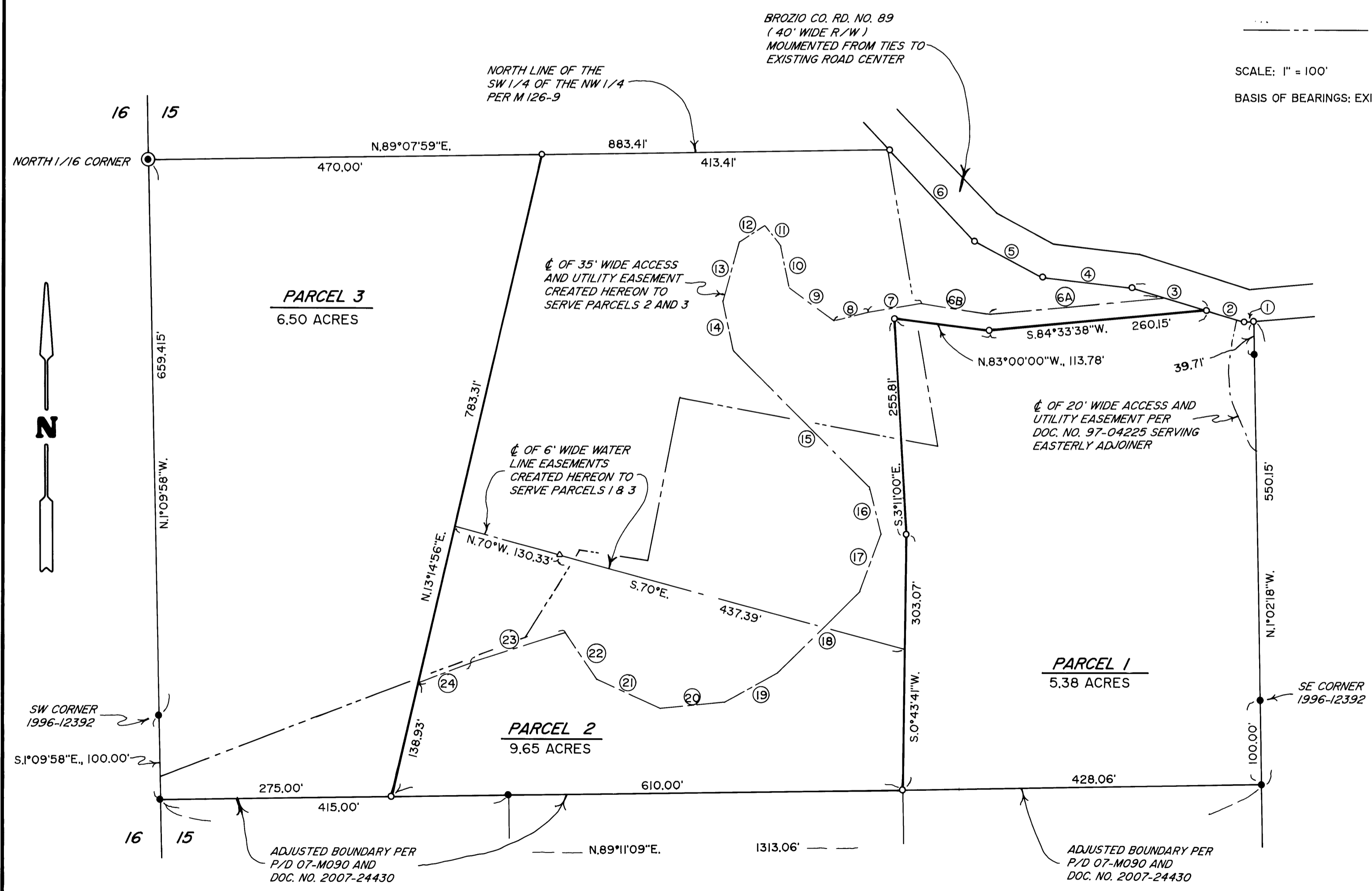
SURVEYED FOR: KEN JACOBS  
1644 BROZIO ROAD  
ROSEBURG, OREGON 97470

### LEGEND

- INDICATES 5/8" DIAMETER STEEL REBAR WITH MY CAP FOUND PER M 126-9 OR PARTITION PLAT NO. 2007- 0154 A & B
- ⊙ INDICATES BRASS CAP FOUND PER M 35-61.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- △ INDICATES CENTER OF WELL AND RADIUS POINT OF 20' DIAMETER WELL EASEMENT CREATED HEREON TO SERVE PARCELS 1 AND 3. POINT BEARS S.46°21'35"E., 678.46' FROM N. 1/16 CORNER.
- INDICATES APPROXIMATE CL OF 10' WIDE ELECTRICAL POWER EASEMENT PER DOC. NO. 71-12829 AND DOC. NO. 87-16081. ( NO PRECISE LOCATION DESCRIBED THEREIN ).

SCALE: 1" = 100'

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



NO.	BEARING	DISTANCE
1	S.84°55'40"W.	9.64'
2	N.73°25'15"W.	48.92'
3	S.73°25'15"E.	92.43'
4	S.83°17'59"E.	107.27'
5	S.61°57'00"E.	91.98'
6	S.43°16'39"E.	149.25'
6A	S.84°25'36"W.	207.83'
6B	N.81°02'43"W.	82.64'
7	S.80°10'55"W.	62.79'
8	S.76°22'16"W.	41.39'
9	N.54°15'54"W.	67.38'
10	N.11°14'44"W.	50.58'
11	N.39°41'46"W.	30.60'
12	S.57°25'25"W.	35.11'
13	S.15°30'15"W.	74.04'
14	S.11°46'39"E.	59.73'
15	S.45°15'47"E.	228.50'
16	S.13°47'56"E.	58.59'
17	S.20°26'59"W.	71.76'
18	S.45°23'51"W.	138.04'
19	S.61°13'03"W.	72.90'
20	S.84°55'02"W.	76.32'
21	N.65°18'50"W.	82.99'
22	N.34°34'25"W.	66.27'
23	S.72°12'51"W.	118.23'
24	S.69°31'17"W.	67.35'

SEE PARTITION PLAT NO. 2007- 0154 A & B