

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-019628



NO FEE

10/29/2008 09:42:00 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF October, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD A. IRVINE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

APPROVALS:

Keith L. Cubic 10/2/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy W... 10-3-08
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Couzee 10/29/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF October, 2008, 9:42 O'CLOCK (AM/PM)

Barbara E. Nielsen by Sharon Faye, Deputy 10/29/08
DOUGLAS COUNTY CLERK DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILDWOOD ESTATES, L.L.C., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Ronald A. Irvine 10-25-2005
RONALD A. IRVINE (MEMBER) DATE

SURVEYOR'S CERTIFICATE:

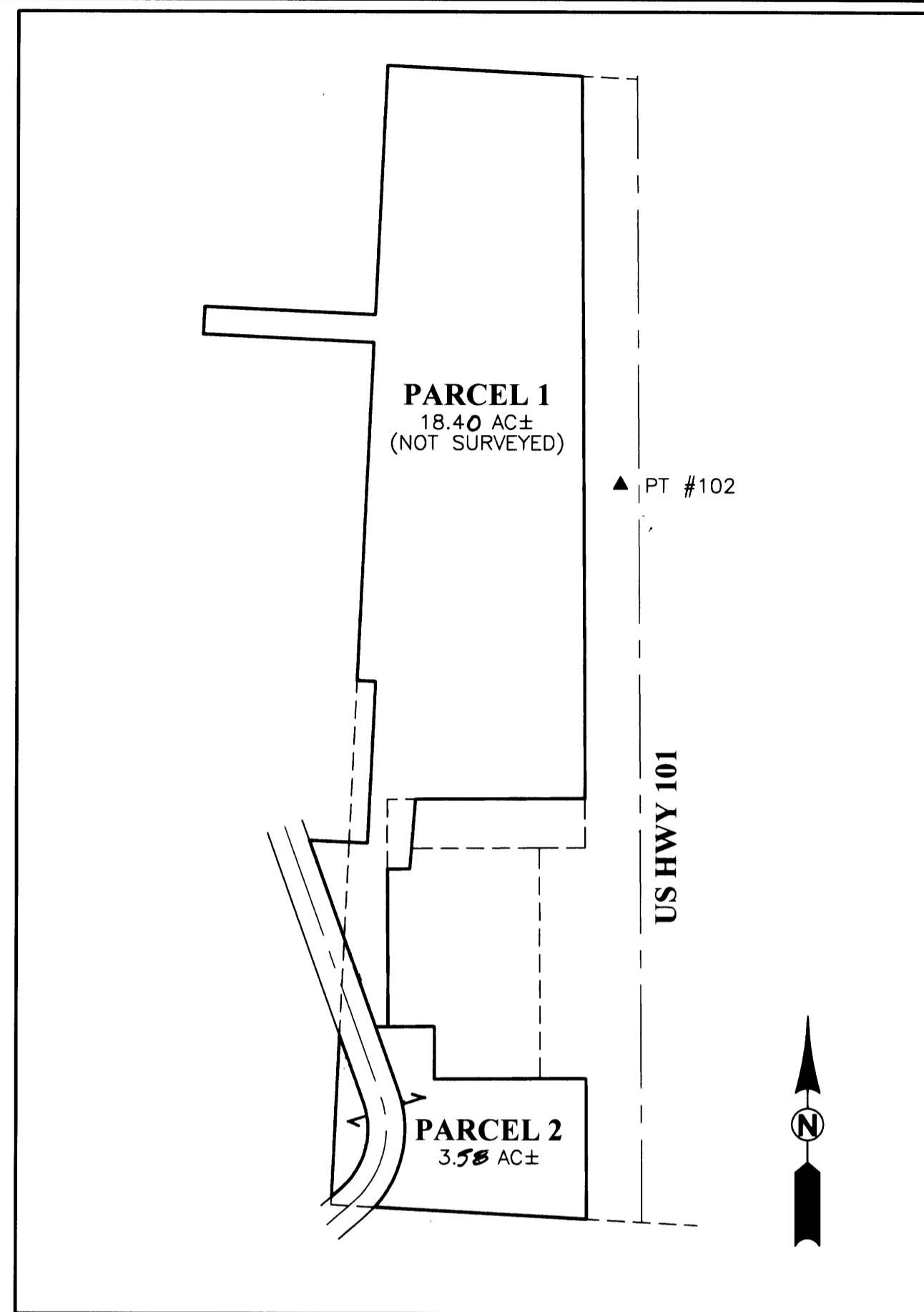
I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2003-012444 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 12 WEST AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 21.52 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ABOVE DESCRIBED LAND INTO TWO PARCELS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AND CONTROL POINTS SHOWN ON M124-77 TO CONTROL THIS SURVEY. WE HELD CONTROL POINTS 102 AND 103 FOR OUR BASIS OF BEARING. THE WESTERLY RIGHT-OF-WAY OF U.S. HWY. 101 WAS CALCULATED BY USING COORDINATES SHOWN ON M124-77. WE CONVERTED THE METRIC COORDINATES SHOWN ON M124-77 TO FEET BY APPLYING A FACTOR OF "0.3048 METERS EQUAL TO 1.0 FEET" AS SHOWN ON M124-77. THE RIGHT-OF-WAY OF WILDWOOD DRIVE (OLD HWY. 101) WAS ESTIMATED BY HOLDING THE TIED LOCATION OF THE CENTERLINE PAINT MARKS. MONUMENTS WERE SET TO DELINIATE PARCEL 2 OF THIS PLAT, DUE TO BEING UNDER 10 ACRES.



OVERALL SCHEMATIC

SCALE: NTS

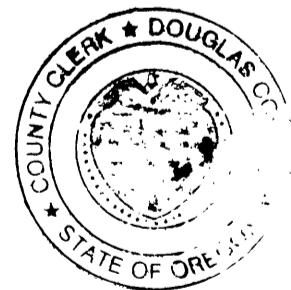
ZONE: FF, RR
COMP. PLAN: FFT, RC2
WATER: WELL
SEWER: SEPTIC

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK



PLANNING DEPARTMENT FILE NO. 05-007

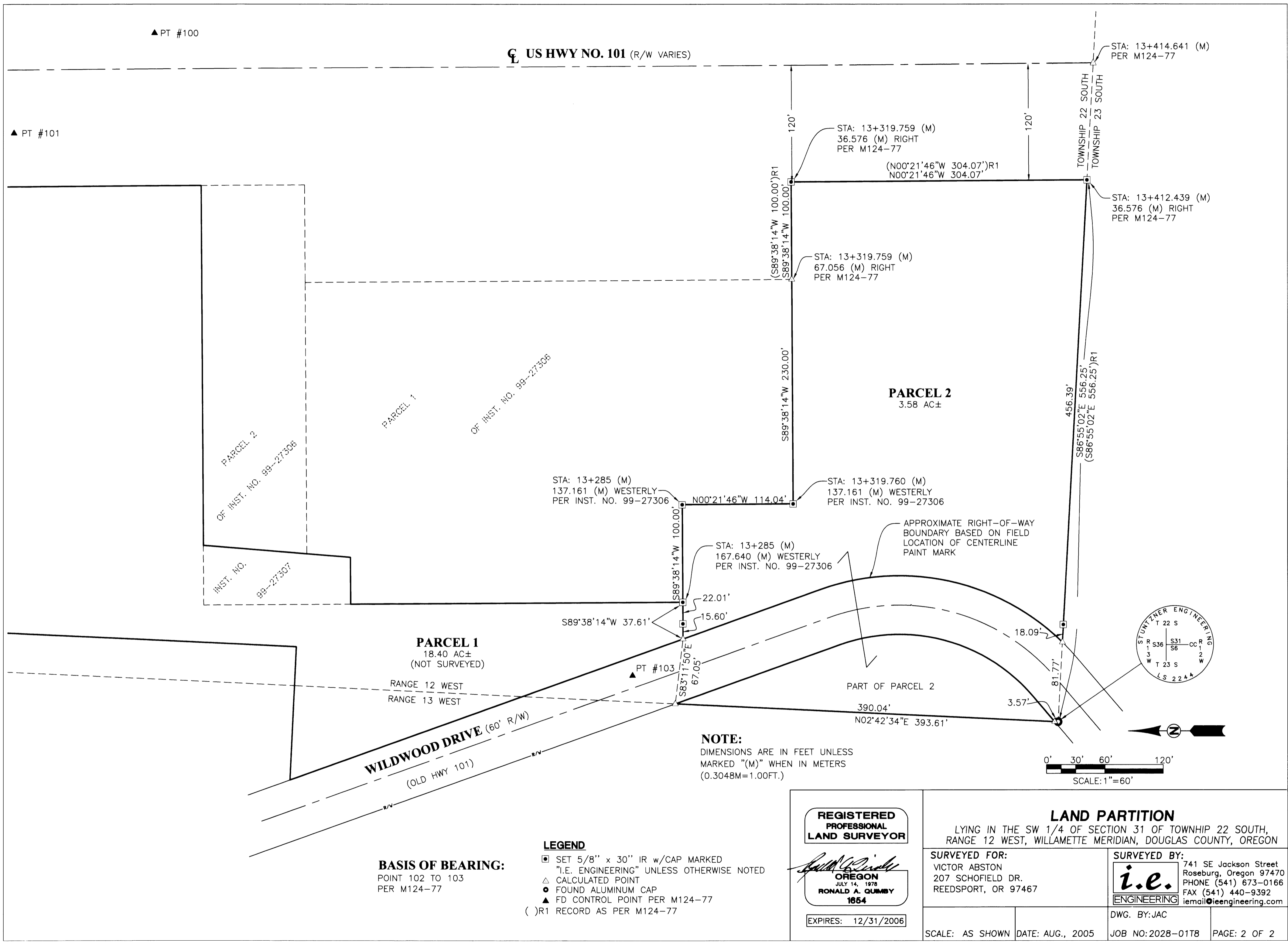
| | | |
|--|---|--|
| REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 14, 1978 RONALD A. QUIMBY 1654 EXPIRES: 12/31/2006 | LAND PARTITION LYING IN THE SW 1/4 OF SECTION 31 OF TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | |
| | SURVEYED FOR: VICTOR ABSTON 207 SCHOFIELD DR. REEDSPORT, OR 97467 | SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com |
| SCALE: NONE | DATE: AUG., 2005 | DWG. BY: JAC |
| JOB NO: 2028-01T8 | | PAGE: 1 OF 2 |

2008-0076 A

2008-0076 A

2008-0076 B

2008-0076 B



US HWY NO. 101 (R/W VARIES)

▲ PT #100

▲ PT #101

STA: 13+414.641 (M)
PER M124-77

STA: 13+319.759 (M)
36.576 (M) RIGHT
PER M124-77

(N00°21'46"W 304.07')R1
N00°21'46"W 304.07'

STA: 13+412.439 (M)
36.576 (M) RIGHT
PER M124-77

STA: 13+319.759 (M)
67.056 (M) RIGHT
PER M124-77

PARCEL 2
3.58 AC±

STA: 13+285 (M)
137.161 (M) WESTERLY
PER INST. NO. 99-27306

STA: 13+319.760 (M)
137.161 (M) WESTERLY
PER INST. NO. 99-27306

STA: 13+285 (M)
167.640 (M) WESTERLY
PER INST. NO. 99-27306

APPROXIMATE RIGHT-OF-WAY
BOUNDARY BASED ON FIELD
LOCATION OF CENTERLINE
PAINT MARK

PARCEL 1
18.40 AC±
(NOT SURVEYED)

RANGE 12 WEST
RANGE 13 WEST

WILDWOOD DRIVE (60' R/W)
(OLD HWY 101)

NOTE:
DIMENSIONS ARE IN FEET UNLESS
MARKED "(M)" WHEN IN METERS
(0.3048M=1.00FT.)

0' 30' 60' 120'
SCALE: 1"=60'

BASIS OF BEARING:
POINT 102 TO 103
PER M124-77

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - FOUND ALUMINUM CAP
 - ▲ FD CONTROL POINT PER M124-77
 - () R1 RECORD AS PER M124-77

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Gumbay
OREGON
JULY 14, 1978
RONALD A. GUMBAY
1854

EXPIRES: 12/31/2006

LAND PARTITION

LYING IN THE SW 1/4 OF SECTION 31 OF TOWNSHIP 22 SOUTH,
RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
VICTOR ABSTON
207 SCHOFIELD DR.
REEDSPORT, OR 97467

SURVEYED BY:
i.e.
ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

DWG. BY: JAC

SCALE: AS SHOWN

DATE: AUG., 2005

JOB NO: 2028-01T8

PAGE: 2 OF 2