

2010-0009

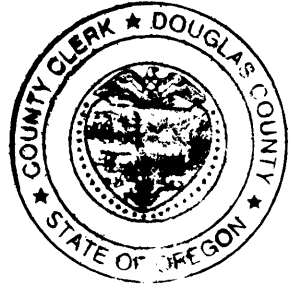
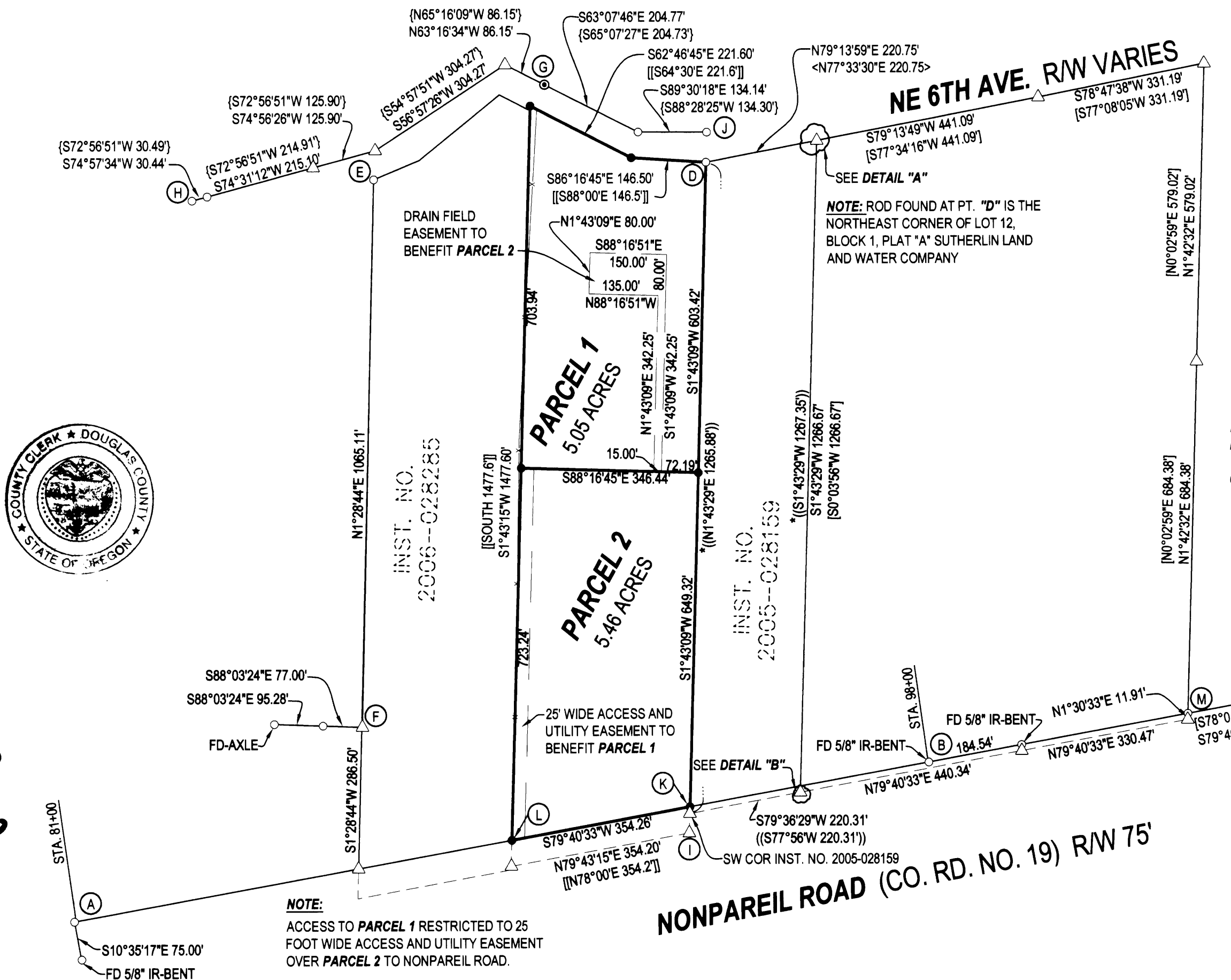
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2010-004703
NO FEE
00267224201000047030010018
03/08/2010 02:55:31 PM
PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

APPROVALS:
Keith L. Cubic 3/5/10
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Barry Gerner 3-5-10
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES
REQUIRED BY LAW HAVE BEEN PAID.
Linda K. Conner 3/8/10
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 8th DAY OF MARCH, 2010, 2:55 O'CLOCK AM/PM
Barbara E. Nielsen, c.c.l. 3/8/10
DOUGLAS COUNTY CLERK DATE

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT NB & ELEANOR K. BOONE & BARRY W. GERNER, ARE
THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN
AND HAVE CAUSED THE SAME TO BE PLATTED INTO 2 PARCELS TOGETHER WITH EASEMENTS AS
SHOWN.
NB BOONE 3/3/10 DATE
ELEANOR K. BOONE 3/3/10 DATE
BARRY W. GERNER 3/3/10 DATE

ACKNOWLEDGMENT:
STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF March 2010,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
NB & ELEANOR K. BOONE & BARRY W. GERNER, WHO DID SAY THAT THEY ARE THE
IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID
INSTRUMENT FREELY AND VOLUNTARILY.
PRINTED NAME: Shari Engels
COMMISSION #: 402733
MY COMMISSION EXPIRES: 4/18/10
SIGNATURE: Shari Engels

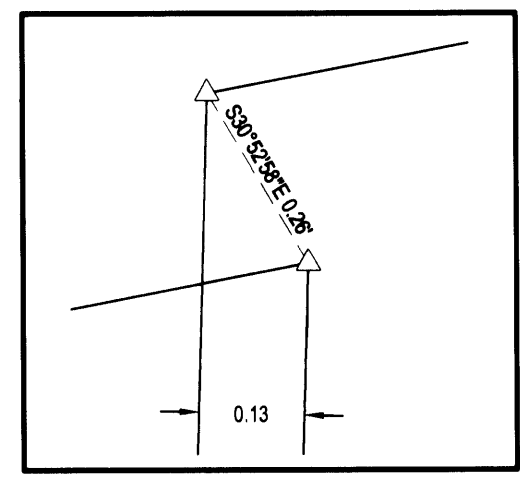
NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS
SHOWN. POINT "C" WAS CALCULATED AT A RECORD DISTANCE FROM POINT "B", ON AN EXTENSION OF LINE "A-B". A PORTION OF THE
SURVEY FILED AS M100-33 WAS THEN CALCULATED BEGINNING AT POINT "C". THE AREA CALCULATED PER M100-33 WAS THEN ROTATED
AROUND "C" TO BRING THE NORTHERN RIGHT-OF-WAY INTO ALIGNMENT WITH THE RW MONUMENTS FOUND AT POINTS "A" AND "B". THE
DEED FILED AS INSTRUMENT NO. 2005-028159 WAS THEN CALCULATED, BEGINNING AT POINT "D" AND RUNNING CLOCKWISE. THIS
TRAVERSE WAS THEN ROTATED AROUND POINT "D" TO BRING THE EASTERLY BOUNDARY OF THE AREA DESCRIBED INTO ALIGNMENT
WITH THE WESTERN BOUNDARY OF THE AREA COMPUTED PER M100-33. THIS RESULTED IN A DIFFERENCE BETWEEN THE TWO PARALLEL
LINES OF ONLY 0.13 FEET. THE DEED FOR THE SUBJECT PROPERTY, INSTRUMENT NO. 2009-010847, WAS THEN CALCULATED, BEGINNING
AT POINT "D" AND RUNNING CLOCKWISE. THE DEED DESCRIPTION OF THE SUBJECT PROPERTY WAS THEN ROTATED AROUND POINT "D"
TO BRING THE EASTERLY BOUNDARY, FROM COMPUTED SOUTHEAST CORNER TO MONUMENT FOUND AT "D", INTO ALIGNMENT WITH THE
LINE FROM THE COMPUTED SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2005-028159 AND POINT "D". THE SLIGHT
ERRORS IN CLOSURES OF THE VARIOUS SURVEYS AND DEEDS MENTIONED RESULTS IN SLIGHT BEARING DIFFERENCES BETWEEN THE
NORTH-SOUTH LINES OF THE DIFFERENT PARCELS RATHER THAN PARALLEL AS IN THE ORIGINAL SUTHERLIN LAND & WATER PLAT. THE
PARCEL TO THE WEST OF THE SUBJECT PROPERTY WAS ALSO CREATED PER THE DEED RECORDED AS INSTRUMENT NO. 2006-028285,
BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL WHICH WAS HELD TO THE MONUMENT FOUND AT POINT "E". THE AREA
COMPUTED PER INST. NO. 2006-028285 WAS THEN ROTATED AROUND POINT "E" TO BRING THE WESTERN BOUNDARY INTO ALIGNMENT
WITH THE LINE BETWEEN POINT "E" AND POINT "F" AS CALCULATED PER M2-53. POINT "E" BEING CALCULATED AT A RECORD 77.0 FOOT
EXTENSION OF THE LINE BETWEEN THE MONUMENTS FOUND TO THE WEST OF POINT "F". THE DISTANCE BETWEEN POINTS "E" AND "F"
WAS APPROXIMATELY 2 FEET FROM MATCHING RECORD DISTANCE SO THE 77 FOOT DISTANCE MAY NOT HAVE BEEN QUITE CORRECT
EITHER. THE DESCRIPTION OF INSTRUMENT NO. 2006-028285 ALSO DID NOT CLOSE BY ALMOST A FOOT. THEREFORE, RATHER THAN
PROPORTION THE PROPERTY WIDTHS, THE LINES CREATED AS DESCRIBED PRIOR TO DEALING WITH INSTRUMENT NO. 2006-028285 WERE
HELD AS ORIGINALLY CALCULATED.



- LEGEND**
- FOUND BRASS CAP
 - FOUND IRON PIPE
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - CALCULATED POSITION
 - () RECORD PER DC. ROAD DEPT PLANS, RD. NO.19-1970
 - (()) RECORD PER M1-15
 - [] RECORD PER M100-33
 - [[] RECORD PER INST. NO. 2009-010847
 - < > RECORD PER INST. NO. 2005-028159
 - { } RECORD PER M154-75
- FIELD CREW:** ERIC HIBBS, & SCOTT THOMPSON, AUSTIN GRIMES
EQUIPMENT: NIKON DTM-522 TOTAL STATION & TRIMBLE R8 BASE AND RECEIVERS
OFFICE: NEIL HIBBS
- NOTE:**
BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE.
DISTANCES CONVERTED TO GROUND

- NOTE:**
- (A) (B) = N79°40'33"E 1699.71' (1700.00'- COMP)
 - (I) (D) = N1°43'15"E 1303.50'
 - (D) (J) = N1°38'19"E 58.42'
 - (G) (H) BEARS S72°03'19"W 726.12' (725.87')
 - (A) (L) = N79°40'33"E 870.18'
 - (K) (B) = N79°40'33"E 475.27'
 - (B) (C) = N79°40'33"E 750.00' (750'-COMP)
 - (A) (F) = N56°18'08"E 678.34'
 - (B) (M) = N79°40'33"E 515.62'
- *ROTATED RECORD AS PER NARRATIVE

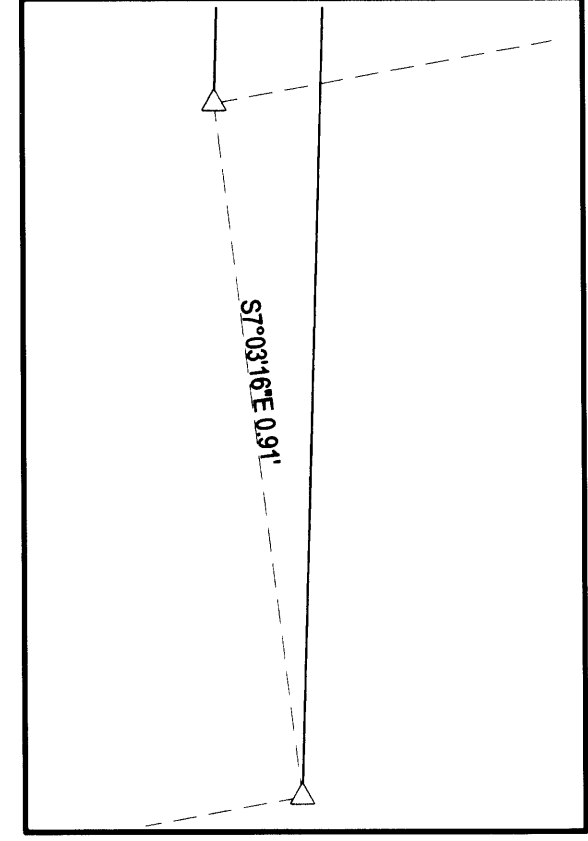
NOTE:
ACCESS TO PARCEL 1 RESTRICTED TO 25 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER PARCEL 2 TO NONPAREIL ROAD.



DETAIL "A"
NO SCALE

SURVEYOR'S CERTIFICATE:
I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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 INST. NO. 2009-010847 OF THE DEED RECORDS OF DOUGLAS COUNTY OREGON.



DETAIL "B"
NO SCALE

DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 2 SHOWN HEREON IS FOR THE CONSTRUCTION, MAINTANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM")

IN REGARDS TO PARCEL 1, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREA OF PARCEL 1 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETERMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 09-072

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR 			
LYING IN THE NW1/4 OF SEC. 15, T25S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON					
CLIENT: NB & ELEANOR K. BOONE 2052 NONPAREIL RD. SUTHERLIN, OREGON 97479	SURVEYOR: LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989			
DWG. SCALE: 1" = 200'	JOB #: 0986-01	DWG. BY: FLB	PAGE: 1 OF 1	DATE: FEBRUARY 2010	6/30/2011

2010-0009