LAND PARTITION

FOR JOSEPH McCORD
LOCATED IN THE SW QUARTER OF SECTION 17
AND THE SE QUARTER OF SECTION 18
T.26S., R.03W., W.M.
DOUGLAS COUNTY, OREGON
MARCH 2010

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2010-005803
NO FEE
00268649201000058030010010
03/30/2010 11:35:12 AM
PLAT-PAR Cnt=1 Stn=3 ROBIN
This is a no fee document

2010-0012

LEGEND:

- ● SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC."
- ○ FOUND 5/8" IRON ROD, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT JESSE LEON McCORD AND SANDRA LYNN McCORD, OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED INTO PARCELS WITH EASEMENTS AS SHOWN HEREON.

JESSE LEON McCORD

Sandra Lynn McCord
SANDRA LYNN McCORD

ACKNOWLEDGMENT:

OFFICIAL SEAL
NANCY K PIESKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 427995
MY COMMISSION EXPIRES MAY 3, 2012

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENT: THAT ON THIS 23 DAY OF March, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR JESSE LEON McCORD AND SANDRA LYNN McCORD, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSON(S) NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy K. Pieske
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NUMBER: 427995

MY COMMISSION EXPIRES ON: 5-3-2012

LEGAL OWNERS: JESSE LEON & SANDRA LYNN McCORD
843 WEST RAINBOW STREET
ROSEBURG. OREGON 97471

JOSEPH McCORD
P.O. BOX 124
GLIDE, OREGON 97443

WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE/IDLEYLD SEWER SYSTEM
NUMBER OF PARCELS: 2
ZONING: RS–SUBURBAN RESIDENTIAL
COMP. PLAN: RSH–RESIDENTIAL (2 DWELLING UNITS PER ACRE)
PLANNING DEPT FILE NO.: 09–082

NORTH
1"=100'

RECORD INFORMATION:

( ) M73–20
(( )) LAND PARTITION 2008–0082 RECORDS OF DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cubic — 3/29/10
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Randy Smith — 3-29-10
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

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

Sandia K. Correee — 3/31/2010
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 30th DAY OF MARCH, 2010.
[illegible], C.C.C.
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

PARCEL 1
16.64 ACRES ±
(NOT SURVEYED)

PARCEL 2
0.90 ACRES

VARIABLE WIDTH (54' MIN. WIDTH) ACCESS & UTIL EASEMENT TO BENEFIT PARCEL 2 (INCLUDES AREA COVERED BY 50' EASEMENT PER 1980–004943

50.00' ACCESS & UTIL EASEMENT PER 1980–004943

N80°19'20"W 144.27'
FD 3/4" IP
N06°41'17"W 100.85'
(N06°36'35"W) (100.96')
BASIS OF BEARINGS PER M73–20 (N58°03'55"E) (264.63')
N58°03'55"E 264.48'
FD 3/4" IP
141.87'
94.16' (N62°25'25"E) (236.03') N62°31'36"E 236.03'
96.00' L3
L8 N89°44'25"W 179.34'
54.00' L7
S89°21'28"E 199.98'
((S89°14'47"E)) ((199.94'))
S00°15'35"W 229.50'
S00°15'35"W 185.08'
L5
L4
L2
L6
L1
NW CORNER LOT 2 EAST GLIDE SUBDIVISION #2
N00°14'28"E 218.23' ((S00°24'28"W)) ((218.19'))
((N89°22'26"W)) ((200.00')) N89°29'50"W 199.91'
FD 1" IP
HURD STREET R/W 50'
WALNUT STREET R/W 50'
STATE HIGHWAY 138 – NORTH UMPQUA HIGHWAY R/W VARIES

LINE	MEASURED BEARING	MEASURED DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N89°29'50"W	50.00'	((N89°22'26"W))	((50.00'))
L2	S00°15'35"W	100.22'	(N00°20'58"E)	(100.00')
L3	N89°54'17"E	100.00'	(S89°28'31"E)	(100.00')
L4	S00°15'35"W	90.01'	((S00°23'31"W))	((90.00'))
L5	S00°15'35"W	127.74'	((S00°23'31"W))	((127.75'))
L6			((N89°22'26"W))	((44.02'))
L7	S00°15'35"W	111.78'		
L8	N89°44'25"W	54.00'		

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY SHOWN HEREON.

ALL FOUND MONUMENTS WERE HELD. THE ANGLE POINT ON THE SOUTH LINE WAS ESTABLISHED BY HOLDING A DISTANCE–DISTANCE INTERSECTION FROM THE TWO FOUND MONUMENTS.

THE PROPERTY WAS THEN PARTITIONED AS SHOWN.

SURVEYOR'S CERTIFICATE:

I, MICHAEL P. SCHULZE, BEING DULY SWORN, DEPOSE AND SAY THAT THE BOUNDARIES OF THE PROPERTY ON THE ANNEXED PLAT ARE PROPERLY DESCRIBED AS:

INSTRUMENT # 2010–3344, RECORDS OF DOUGLAS COUNTY, OREGON

Michael P. Schulze
MICHAEL P. SCHULZE

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael P. Schulze
OREGON
NOVEMBER 30, 2007
MICHAEL P. SCHULZE
71827
EXP. DATE: 6–30–10

AA
SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672–2096
FAX (541)672–0611

2010-0012