

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2011-016069  
NO FEE  
11/08/2011 01:43:51 PM  
PLAT-PAR Cnt=1 Stn=1 receiptcounter  
This is a no fee document

# LAND PARTITION

A portion of N 1/2 Section 2, Township 27 South, Range 6 West, W.M.  
Parcel 1 of Land Partition 2010-0005  
DOUGLAS COUNTY, OREGON  
APRIL 2011

BOUNDLESS FAMILY INVESTMENTS, LLC  
TRISTIAN BOUNDS  
810 FLOURNOY VALLEY ROAD  
ROSEBURG, OR 97471  
PH (541) 580-2980

## LEGEND

- FND MON. 5/8" I.R. PER AS MARKED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- PUE PUBLIC UTILITY EASEMENT
- DARLEY DRIVE EASEMENT

ACCESS TO PARCEL 1 WILL BE VIA DARLEY DRIVE. PARCEL 1 DOES NOT HAVE AUTHORIZATION TO USE MOOREA DRIVE. THERE SHALL BE NO RESIDENTIAL ACCESS OR ACCESS FOR AND DURING CONSTRUCTION ONTO MOOREA DRIVE TO BENEFIT PARCEL 1 OR ANY RESULTING PARCELS OR LOTS. ANY ACCESS ONTO OR FROM MOOREA DRIVE SHALL BE FOR EMERGENCY REPOSE OR INCIDENTAL UTILITY SERVICE ONLY.

*Maurice E Farr*

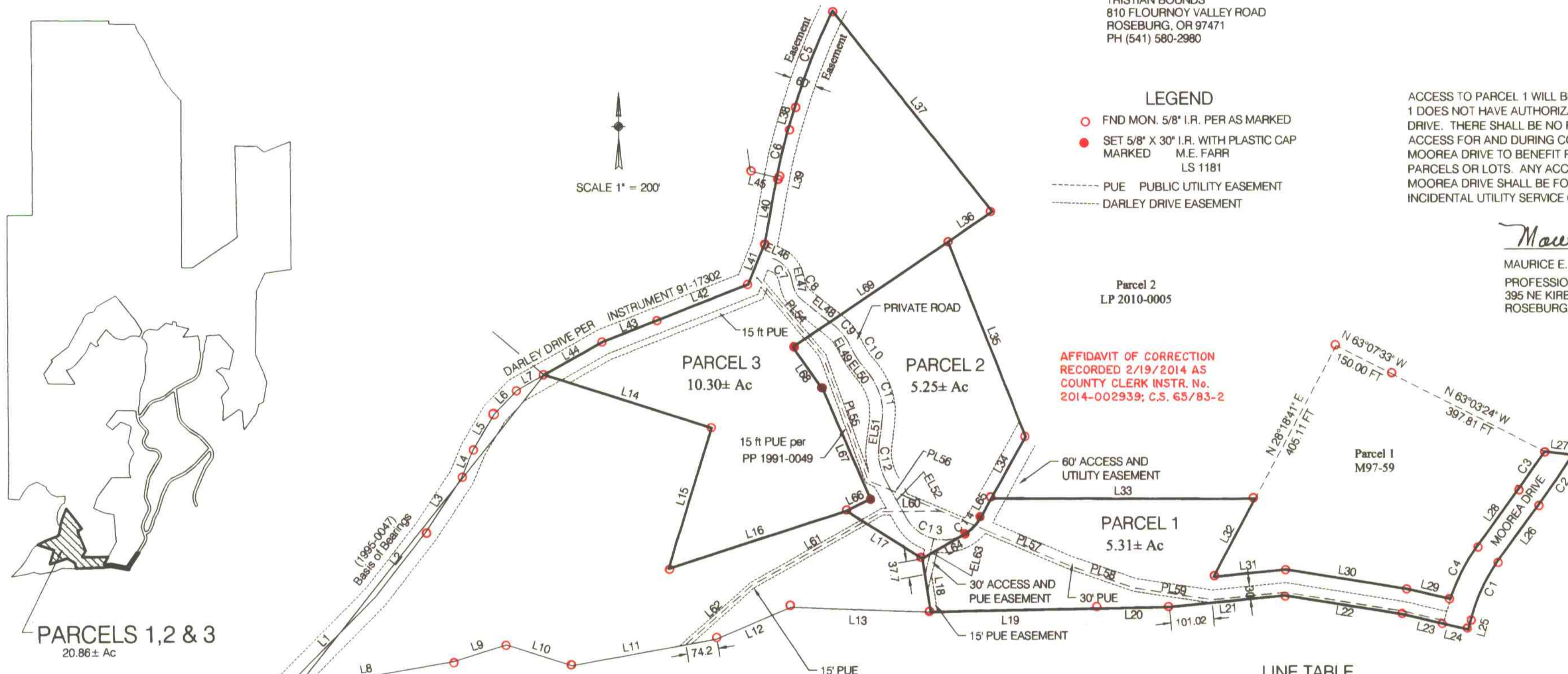
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Maurice E Farr*  
OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181

EXPIRES 12-31-11

AFFIDAVIT OF CORRECTION  
RECORDED 2/19/2014 AS  
COUNTY CLERK INSTR. No.  
2014-002939; C.S. 65/83-2



CURVE TABLE

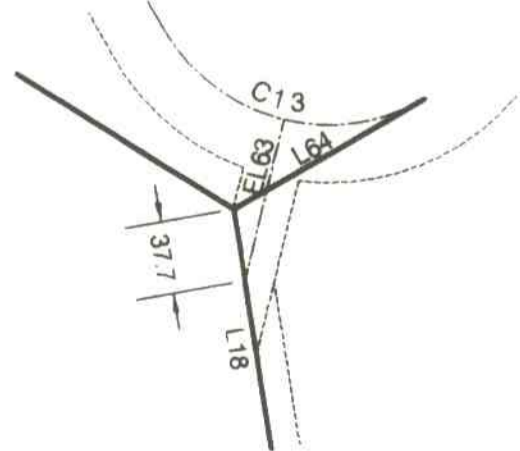
NO.	DELTA ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	21°31'17"	14°31'37"	N 25°35'58" E	74.96	394.41	148.15	147.28
C2	03°11'45"	02°16'21"	N 34°45'45" E	70.33	2521.12	140.62	140.80
C3	02°30'22"	02°19'41"	S 35°06'26" W	53.83	2461.12	107.65	107.64
C4	17°44'58"	12°36'32"	S 27°28'44" W	70.95	454.41	140.77	140.21
C5	09°10'52"	03°49'11"	S 21°39'23" W	120.44	1500.00	240.36	240.10
C6	06°27'20"	05°43'46"	S 13°50'17" W	56.39	1000.00	112.67	112.61
C7	55°05'06"	95°29'35"	S 39°49'50" E	31.29	80.00	57.68	55.49
C8	39°04'31"	95°29'35"	S 31°49'33" E	21.29	80.00	40.92	40.13
C9	22°36'09"	57°17'45"	S 40°03'44" E	19.98	100.00	39.45	39.19
C10	09°37'51"	57°17'45"	S 33°34'35" E	8.42	100.00	16.81	16.79
C11	46°43'28"	38°11'50"	S 15°01'47" E	64.79	150.00	122.32	118.96
C12	37°36'23"	38°11'50"	S 10°28'14" E	51.07	150.00	98.45	96.70
C13	90°20'48"	57°17'45"	S 74°26'50" E		100.00	157.68	141.85
C14	30°59'42"	57°17'45"	S 44°52'55" W		100.00	54.10	53.44

LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 44°58'26" E	315.31 FT	L24	S 76°50'01" E	60.01 FT	EL46	S 67°22'23" E	8.46 FT
L2	N 38°11'53" E	190.13 FT	L25	N 14°50'20" E	28.43 FT	EL47	S 12°17'17" E	17.72 FT
L3	N 33°35'56" E	151.89 FT	L26	N 36°21'37" E	163.10 FT	EL48	S 51°21'49" E	102.54 FT
L4	N 23°06'35" E	72.72 FT	L27	N 83°02'39" W	67.07 FT	EL49	S 28°45'40" E	42.19 FT
L5	N 30°54'29" E	95.60 FT	L28	S 36°21'25" W	163.12 FT	EL50	S 38°23'31" E	34.34 FT
L6	N 43°55'22" E	76.01 FT	L29	N 76°50'01" W	104.42 FT	EL51	S 08°19'57" W	46.53 FT
L7	N 60°54'44" E	74.48 FT	L30	N 80°53'14" W	288.14 FT	EL52	S 29°16'26" E	94.80 FT
L8	N 80°14'07" E	408.24 FT	L31	S 84°28'35" W	170.00 FT	EL63	N 13°54'27" E	86.05 FT
L9	N 72°44'18" E	132.41 FT	L32	N 28°18'41" E	206.92 FT	PL54	S 40°07'56" E	235.18 FT
L10	S 72°27'32" E	161.15 FT	L33	N 89°51'51" W	620.51 FT	PL55	S 20°00'00" E	305.80 FT
L11	N 79°48'36" E	291.50 FT	L34	N 29°23'04" E	165.89 FT	PL56	S 67°00'00" E	92.05 FT
L12	N 66°59'58" E	189.53 FT	L35	N 21°41'49" W	490.11 FT	PL57	S 67°00'00" E	209.65 FT
L13	S 87°50'51" E	330.00 FT	L36	N 56°14'14" E	126.16 FT	PL58	S 71°00'00" E	164.58 FT
L14	S 72°25'51" E	110.70 FT	L37	N 38°29'12" W	601.36 FT	PL59	S 81°29'25" E	186.29 FT
L15	S 17°21'44" W	344.40 FT	L38	S 17°03'57" W	53.72 FT	PL60	S 89°50'55" W	136.82 FT
L16	N 72°18'04" E	440.44 FT	L39	S 10°36'37" W	5.33 FT	PL61	S 60°51'25" W	351.76 FT
L17	S 57°45'32" E	210.80 FT	L40	S 10°36'37" W	156.67 FT	PL62	N 48°39'38" E	208.87 FT
L18	S 08°52'06" E	125.67 FT	L41	S 22°37'37" W	102.91 FT	L64	N 60°22'46" E	114.91 FT
L19	N 89°01'57" E	390.73 FT	L42	S 68°45'34" W	228.77 FT	L65	N 29°23'04" E	51.31 FT
L20	N 89°01'29" E	170.57 FT	L43	S 68°45'34" W	138.22 FT	L66	N 64°05'14" E	63.12 FT
L21	N 84°28'31" E	273.14 FT	L44	S 60°54'44" W	159.43 FT	L67	N 23°24'30" W	277.84 FT
L22	S 80°53'14" E	278.31 FT	L45	N 76°40'35" W	64.27 FT	L68	N 35°20'35" W	122.37 FT
L23	S 76°50'01" E	99.56 FT				L69	N 56°14'14" E	439.87 FT

(EL53 Not Used)

DETAIL



# LAND PARTITION

A portion of N 1/2 Section 2, Township 27 South, Range 6 West, W.M.

Parcel 1 of Land Partition 2010-0005

DOUGLAS COUNTY, OREGON

APRIL 2011

BOUNDLESS FAMILY INVESTMENTS, LLC  
TRISTIAN BOUNDS  
810 FLOURNOY VALLEY ROAD  
ROSEBURG, OR 97471  
PH (541) 580-2980

## APPROVALS

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

*Audra K. Corce* 11/7/11  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 8/22/11  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Smith* 8-22-11  
DOUGLAS COUNTY SURVEYOR DATE

FILED with DAY OF November, 2011 AM 1:43

*Brenda E. Nielsen, c.c.b.*  
COUNTY CLERK



## DECLARATION

NATHAN  
KNOW ALL MEN BY THESE PRESENTS, THAT I, TRISTIAN BOUNDS, OF BOUNDLESS FAMILY INVESTMENTS, LLC, WHICH IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

*Nathan*  
NATHAN TRISTIAN BOUNDS

## ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF JUNE 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED *Nathan* TRISTIAN BOUNDS, OF BOUNDLESS FAMILY INVESTMENTS, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC OF OREGON

PRINTED NAME: Nancy A. Winchell

COMMISSION #: 442244

MY COMMISSION EXPIRES: October 20, 2013

SIGNATURE: *Nancy A. Winchell*



SHEET 2 OF 2

COMPREHENSIVE PLAN (RR5) RURAL RESIDENTIAL 5 ACRE  
ZONE (5R) RURAL RESIDENTIAL 5 ACRE  
WATER WATER WELL  
SEWER SEPTIC TANK AND DRAIN FIELD  
POWER PACIFIC POWER  
PLANNING FILE NO. 10-094

### SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I DID SURVEY AND SET MONUMENTS FOR THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

#### PARCEL 1

BEGINNING AT A POINT, FROM WHICH THE SE CORNER OF DLC NO. 45, TWP 27 SOUTH, RNG 6 W.W.M, BEARS SOUTH 60°21'55" WEST A DISTANCE OF 2617.01 FT; THENCE SOUTH 08°52'06" EAST A DISTANCE OF 125.67 FT TO A POINT; THENCE NORTH 89°01'57" EAST A DISTANCE OF 390.73 FT TO A POINT; THENCE NORTH 89°01'29" EAST A DISTANCE OF 170.57 FT TO A POINT; THENCE NORTH 84°28'31" EAST A DISTANCE OF 273.14 FT TO A POINT; THENCE SOUTH 80°53'14" EAST A DISTANCE OF 278.31 FT TO A POINT; THENCE SOUTH 76°50'01" EAST A DISTANCE OF 99.56 FT TO A POINT; THENCE SOUTH 76°50'01" EAST A DISTANCE OF 60.01 FT TO A POINT; THENCE NORTH 14°50'20" EAST A DISTANCE OF 28.43 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 394.41 FEET 148.15 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 25°35'58" EAST AND A CHORD LENGTH OF 147.28 FEET; THENCE NORTH 36°21'37" EAST A DISTANCE OF 163.10 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2521.12 FEET 140.62 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 34°45'45" EAST AND A CHORD LENGTH OF 140.60 FEET; THENCE NORTH 83°02'39" WEST A DISTANCE OF 67.07 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2461.12 FEET 107.65 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 35°06'26" WEST AND A CHORD LENGTH OF 107.64 FEET; THENCE SOUTH 36°21'25" WEST A DISTANCE OF 163.12 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 454.41 FEET 140.77 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 27°28'44" WEST AND A CHORD LENGTH OF 140.21 FEET; THENCE NORTH 76°50'01" WEST A DISTANCE OF 104.42 FT TO A POINT; THENCE NORTH 80°53'14" WEST A DISTANCE OF 288.14 FT TO A POINT; THENCE SOUTH 84°28'35" WEST A DISTANCE OF 170.00 FT TO A POINT; THENCE NORTH 28°18'41" EAST A DISTANCE OF 206.92 FT TO A POINT; THENCE NORTH 89°51'51" WEST A DISTANCE OF 620.51 FT TO A POINT; THENCE SOUTH 29°23'04" WEST A DISTANCE OF 51.31 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET 54.10 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 44°52'55" WEST AND A CHORD LENGTH OF 53.44 FEET; THENCE SOUTH 60°22'46" WEST A DISTANCE OF 114.91 FT TO THE POINT OF BEGINNING, CONTAINING 5.31 ACRES MORE OR LESS.

#### PARCEL 2

BEGINNING AT A POINT, FROM WHICH THE SE CORNER OF DLC NO. 45, TWP 27 SOUTH, RNG 6 W.W.M, BEARS SOUTH 60°21'55" WEST A DISTANCE OF 2617.01 FT; THENCE NORTH 57°45'32" WEST A DISTANCE OF 210.80 FT TO A POINT; THENCE NORTH 64°05'14" EAST A DISTANCE OF 63.12 FT TO A POINT; THENCE NORTH 23°24'30" WEST A DISTANCE OF 277.84 FT TO A POINT; THENCE NORTH 35°20'35" WEST A DISTANCE OF 122.37 FT TO A POINT; THENCE NORTH 56°14'14" EAST A DISTANCE OF 439.87 FT TO A POINT; THENCE SOUTH 21°41'49" EAST A DISTANCE OF 490.11 FT TO A POINT; THENCE SOUTH 29°23'04" WEST A DISTANCE OF 165.89 FT TO A POINT; THENCE SOUTH 29°23'04" WEST A DISTANCE OF 51.31 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET 54.10 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 44°52'55" WEST AND A CHORD LENGTH OF 53.44 FEET; THENCE SOUTH 60°22'46" WEST A DISTANCE OF 114.91 FT TO THE POINT OF BEGINNING; CONTAINING 5.25 ACRES MORE OR LESS.

#### PARCEL 3

BEGINNING AT A POINT, FROM WHICH THE SE CORNER OF DLC NO. 45, TWP 27 SOUTH, RNG 6 W.W.M, BEARS SOUTH 38°46'31" WEST A DISTANCE OF 2213.45 FT; THENCE SOUTH 72°25'51" EAST A DISTANCE OF 412.70 FT TO A POINT; THENCE SOUTH 17°21'44" WEST A DISTANCE OF 344.40 FT TO A POINT; THENCE NORTH 72°16'04" EAST A DISTANCE OF 440.44 FT TO A POINT; THENCE NORTH 64°05'14" EAST A DISTANCE OF 63.12 FT TO A POINT; THENCE NORTH 23°24'30" WEST A DISTANCE OF 277.84 FT TO A POINT; THENCE NORTH 35°20'35" WEST A DISTANCE OF 122.37 FT TO A POINT; THENCE NORTH 56°14'14" EAST A DISTANCE OF 439.87 FT TO A POINT; THENCE NORTH 56°14'14" EAST A DISTANCE OF 126.16 FT TO A POINT; THENCE NORTH 38°29'12" WEST A DISTANCE OF 601.36 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET 240.36 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 21°39'23" WEST AND A CHORD LENGTH OF 240.10 FEET; THENCE SOUTH 17°03'57" WEST A DISTANCE OF 53.72 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET 112.67 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 13°50'17" WEST AND A CHORD LENGTH OF 112.61 FEET; THENCE SOUTH 10°36'37" WEST A DISTANCE OF 5.33 FT TO A POINT; THENCE SOUTH 10°36'37" WEST A DISTANCE OF 156.67 FT TO A POINT; THENCE SOUTH 22°37'37" WEST A DISTANCE OF 102.91 FT TO A POINT; THENCE SOUTH 68°45'34" WEST A DISTANCE OF 228.77 FT TO A POINT; THENCE SOUTH 68°45'34" WEST A DISTANCE OF 138.22 FT TO A POINT; THENCE SOUTH 60°54'44" WEST A DISTANCE OF 159.43 FT TO THE POINT OF BEGINNING; CONTAINING 10.30 ACRES MORE OR LESS.

P.U.E. NOTE:  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 91-13945 OF DEED RECORDS OF DOUGLAS COUNTY.

THESE PARCELS ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT ON DARLEY DRIVE AS RECORDED IN INSTRUMENT NO. 91-17302 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

THESE PARCELS ARE SERVED BY THE ROAD EASEMENT AS CREATED IN INSTRUMENT NO. 77-2157 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NO STRUCTURE OTHER THAN A FENCE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE BOUNDARY OF THE PRIVATE ROAD EASEMENT.

PARCEL 3 IS PART OF DARLEY DRIVE SPECIAL ROAD DISTRICT. (COMMISSIONERS JOURNAL CJ 2007-768)

### NARRATIVE:

THIS IS A SURVEY TO CREATE A THREE-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED AS PARCEL 1 OF LAND PARTITION 2010-005 FILED AS INSTRUMENT NO. 20010-002663 OF DOUGLAS COUNTY RECORDER, DOUGLAS COUNTY, OREGON.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND KIP MORGAN USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Maurice E Farr*

OREGON  
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