

2012-0007 B

PARTITION PLAT
LOCATED IN THE
NORTHWEST 1/4 OF SECTION 21, T24S, R3W, W.M.
DOUGLAS COUNTY, OREGON
APRIL 2, 2012

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PAT PEARMAIN AND B. MICHAEL SINCLAIR ARE THE OWNERS OF THE LAND AS HEREON DESCRIBED AND DO HEREBY PARTITION AND PLAT THE SAME AND NO NEW EASEMENTS ARE BEING CREATED, ALL IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Pat Pearmain
PAT PEARMAIN

B. Michael Sinclair
B. MICHAEL SINCLAIR

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)^{ss}

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED PAT PEARMAIN AND B. MICHAEL SINCLAIR, WHO BEING DULY SWORN, SAID THAT THEY ARE THE OWNERS OF THE LAND SHOWN HEREON, AND THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS
02 DAY OF APRIL 2012

Susan P. Johnson
NOTARY PUBLIC FOR OREGON (PRINT NAME) COMMISSION NO. : 433917

Susan P. Johnson
NOTARY PUBLIC FOR OREGON (SIGN) MY COMMISSION EXPIRES: 12/29/12

APPROVALS

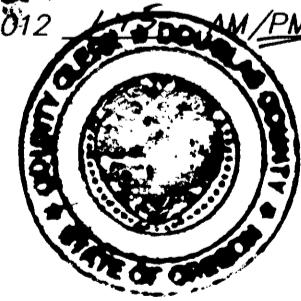
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

R.S. Q 4/25/12
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 4/24/12
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Randy Smith 4-25-12
DOUGLAS COUNTY SURVEYOR DATE

FILED 25th DAY OF April, 2012 11:55 AM/PM
Patricia K. Hitt
COUNTY CLERK



BAKER AND ASSOCIATES, SURVEYORS, INC.
1347 MARKET STREET
SPRINGFIELD, OREGON 97477 (541) 343-7243

SURVEYORS CERTIFICATE

I, DANIEL W. BAKER, A REGISTERED PROFESSIONAL LAND SURVEYOR, BEING DULY SWORN BY OATH, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, THE FOLLOWING DESCRIBED PLAT:

COMMENCING AT A GLO BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, AND 21, TOWNSHIP 24 SOUTH, RANGE 3 WEST WILLAMETTE MERIDIAN; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 20 AND 21, SOUTH 2°43'23" WEST A DISTANCE OF 687.08 FEET TO A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978" MARKING THE INITIAL POINT OF THIS PARTITION PLAT; THENCE CONTINUING ALONG SAID SECTION, SOUTH 2°43'23" WEST A DISTANCE OF 626.17 FEET TO THE POSITION FOR THE NORTH 1/16 CORNER COMMON TO SECTIONS 20 AND 21; THENCE ALONG THE EAST-WEST CENTERLINE OF THE NORTHWEST 1/4 OF SECTION 21, SOUTH 88°52'18" EAST A DISTANCE OF 1110.00 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978"; THENCE LEAVING SAID EAST-WEST CENTERLINE OF THE NORTHWEST 1/4, NORTH 8°30'00" EAST A DISTANCE OF 703.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 19 (NONPARIEL ROAD); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE RIGHT (CHORD BEARS NORTH 57°28'49" WEST 165.85 FEET) AN ARC DISTANCE OF 166.42 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 49°15'38" EAST A DISTANCE OF 132.21 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE LEFT (CHORD BEARS NORTH 76°21'05" WEST 63.76 FEET) AN ARC DISTANCE OF 66.20 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 76°33'29" WEST A DISTANCE OF 625.85 FEET; THENCE ALONG SAID ROAD CENTERLINE AND ALONG THE ARC OF A 1970.00 FOOT RADIUS CURVE LEFT (CHORD BEARS SOUTH 73°57'41" WEST 178.50 FEET) AN ARC DISTANCE OF 178.56 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 71°21'53" WEST A DISTANCE OF 106.92 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 19 (NONPARIEL ROAD), SOUTH 2°43'23" WEST A DISTANCE OF 10.00 FEET TO THE INITIAL POINT OF THIS PARTITION, ALL IN DOUGLAS COUNTY, OREGON.

Daniel W. Baker
DANIEL W. BAKER

APRIL 2, 2012
DATE

-NARRATIVE-

THIS PARTITION SURVEY WAS MADE IN MARCH AND APRIL, 2012 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC. FOR PAT PEARMAIN IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 24 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN. THE PURPOSE OF THE SURVEY WAS TO PARTITION THE PROPERTY DEPICTED AS TAX LOT 400, ASSESSORS MAP NO. 24-3-21 INTO 2 PARCELS PER DOUGLAS PLANNING DEPARTMENT FILE NO. 10-001. THE BASIS OF BEARING FOR THIS SURVEY IS A PORTION OF THE WEST LINE OF SECTION 21 PER M160-23. A CLOSED TRAVERSE WAS RUN BETWEEN FOUND MONUMENTS AND EXISTING CONTROL THAT WAS FOUND FROM M160-23, WHICH WAS A SURVEY ON THE BOUNDARY OF TAX LOT 400 DONE BY THIS COMPANY IN 2009. THE PROPERTY BOUNDARY WAS SURVEYED ON FILED MAP NO. M160-23 BY THIS COMPANY. THE LOCATION OF PARCEL 2 WAS DETERMINED BY THE OWNER OF TAX LOT 400 AND THE SIZE WAS CONTROLLED BY THE PARTITION APPROVAL 10-001 TO BE AS SMALL AS POSSIBLE. THE PARCEL CORNERS SET IN THIS PARTITION SURVEY WERE MONUMENTED WITH 5/8" X 30" REBARS WITH A YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978" AFFIXED TO THE TOP OF THE REBAR, UNLESS OTHERWISE NOTED. THE RECORD DISTANCE ON THE EAST LINE OF THE SUBJECT PROPERTY PER M160-23 IS SHOWN AS 734.36 FEET AND IT WAS ACTUALLY 734.76 FEET AND IT IS CORRECTED ON THIS SURVEY.



I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

OWNER AND PARTITIONER:
PAT PEARMAIN
P.O. BOX 1675
SUTHERLIN, OREGON 99479

PLANNING DEPARTMENT FILE NO. 10-001
MAP NO. 24-03-21 TAX LOT 400

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