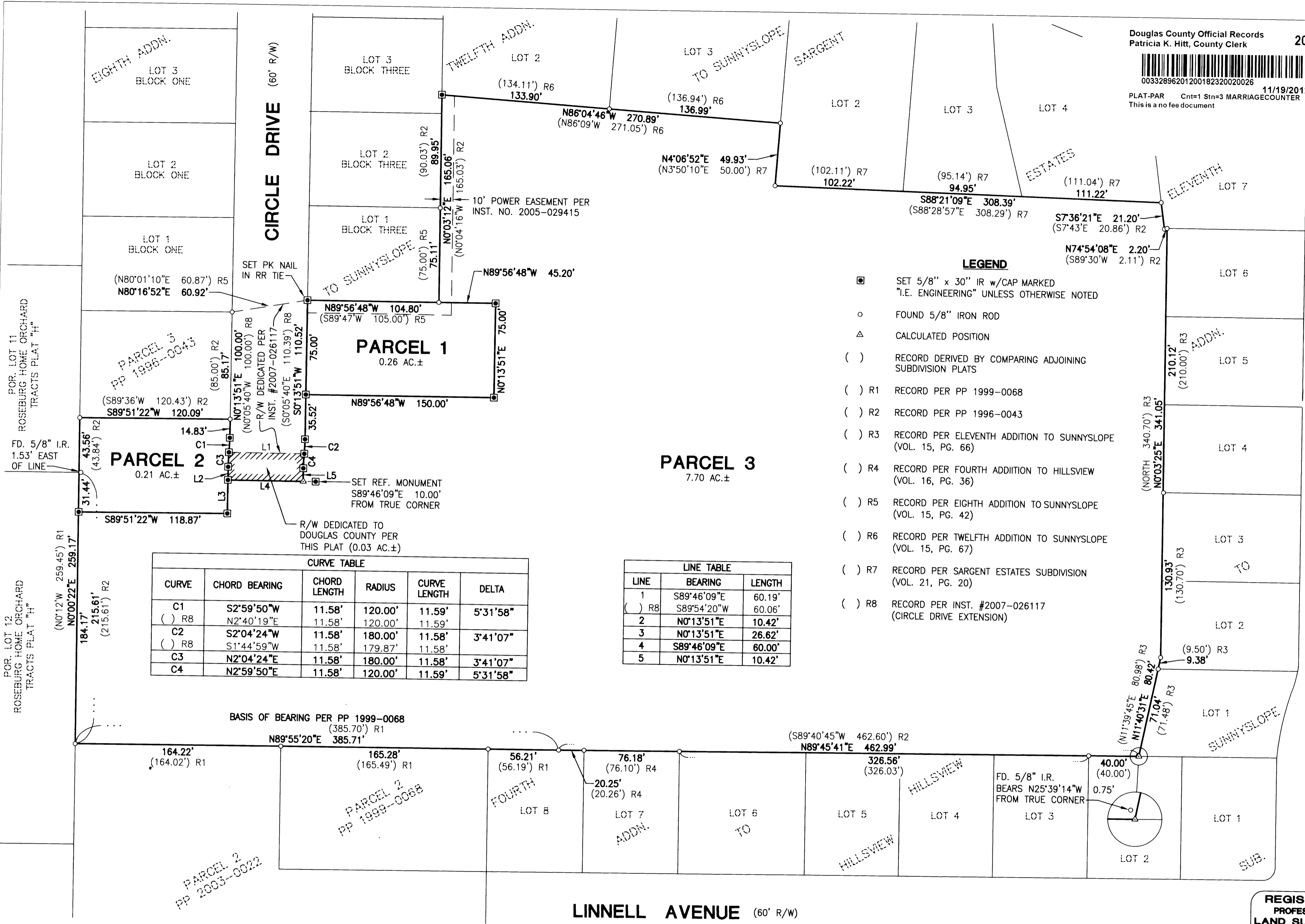


2012-0018 A

2012-0018 A

Douglas County Official Records  
 Patricia K. Hitt, County Clerk  
 2012-018232  
 NO FEE  
 00332896201200182320020026  
 11/19/2012 9:30:27 AM  
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER  
 This is a no fee document



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD
  - △ CALCULATED POSITION
  - ( ) RECORD DERIVED BY COMPARING ADJOINING SUBDIVISION PLATS
  - ( ) R1 RECORD PER PP 1999-0068
  - ( ) R2 RECORD PER PP 1996-0043
  - ( ) R3 RECORD PER ELEVENTH ADDITION TO SUNNYSLOPE (VOL. 15, PG. 66)
  - ( ) R4 RECORD PER FOURTH ADDITION TO HILLSVIEW (VOL. 16, PG. 36)
  - ( ) R5 RECORD PER EIGHTH ADDITION TO SUNNYSLOPE (VOL. 15, PG. 42)
  - ( ) R6 RECORD PER TWELFTH ADDITION TO SUNNYSLOPE (VOL. 15, PG. 67)
  - ( ) R7 RECORD PER SARGENT ESTATES SUBDIVISION (VOL. 21, PG. 20)
  - ( ) R8 RECORD PER INST. #2007-026117 (CIRCLE DRIVE EXTENSION)

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S2°59'50"W	11.58'	120.00'	11.59'	5°31'58"
( ) R8	N2°40'19"E	11.58'	120.00'	11.59'	
C2	S2°04'24"W	11.58'	180.00'	11.58'	3°41'07"
( ) R8	S1°44'59"W	11.58'	179.87'	11.58'	
C3	N2°04'24"E	11.58'	180.00'	11.58'	3°41'07"
C4	N2°59'50"E	11.58'	120.00'	11.59'	5°31'58"

**LINE TABLE**

LINE	BEARING	LENGTH
1	S89°46'09"E	60.19'
( ) R8	S89°54'20"W	60.06'
2	N0°13'51"E	10.42'
3	N0°13'51"E	26.62'
4	S89°46'09"E	60.00'
5	N0°13'51"E	10.42'

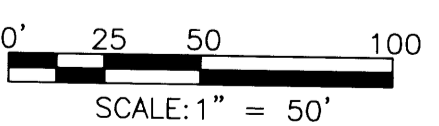
BASIS OF BEARING PER PP 1999-0068  
 (385.70') R1  
 N89°55'20"E 385.71'

LINNELL AVENUE (60' R/W)

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

SURVEYED FOR:  
 FRED EARWOOD  
 510 NW RACHEL LYNN WAY  
 ROSEBURG, OR 97471

DWG. BY: DAF  
 PM: AMP  
 SCALE: AS NOTED  
 PAGE: 1 OF 2  
 JOB NO: 619-10  
 DATE: SEPT., 2012



LAND PARTITION  
 LYING IN THE NE 1/4 OF THE SE 1/4 & THE SE 1/4 OF THE NE 1/4 OF SECTION 10,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PLANNING DEPARTMENT FILE NO. 12-M047

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

RONALD A. GUMBY  
 JULY 14, 1978  
 1654

EXPIRES: 12/31/2012

2012-0018 B

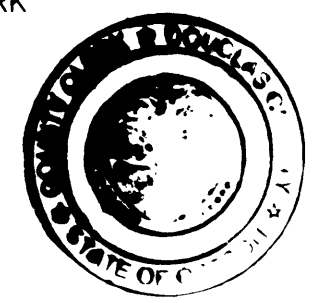
APPROVALS:

Keith L. Cubic 11/13/12  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 11-13-12  
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Sandra K. Corneer 11/19/12  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19 DAY OF November 2012, 9:30 O'CLOCK (AM/PM)  
Robin K. Hill 11/19/2012  
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRED EARWOOD IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AND DOES HEREBY DEDICATE RIGHT-OF-WAY FOR THE EXTENSION OF CIRCLE DRIVE AS SHOWN.

Fred Earwood 10-30-12  
FRED EARWOOD DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF October, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FRED EARWOOD, 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.: 449968  
MY COMMISSION EXPIRES: June 23, 2014

ZONE: R1 (SINGLE FAMILY RESIDENTIAL)  
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT

PLANNING DEPARTMENT FILE NO. 12-M047

EASEMENTS OF RECORD

- 1. RIGHT-OF-WAY EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH CO. BY MRS. O F CASTLE FOR ANCHORS MARCH 20, 1924 IN VOLUME 86, PAGE 67, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION NOT DISCLOSED IN DOCUMENT)
- 2. EASEMENT GRANTED TO FLOYD R. LEDBETTER SR. & PEGGY N. LEDBETTER BY FRED EARWOOD FOR SEWER PIPELINE AUGUST 30, 1999 IN INSTRUMENT NO. 1999-22113, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - UNABLE TO PLOT ON MAP DUE TO POOR LEGAL DESCRIPTION)
- 3. RIGHT-OF-WAY EASEMENT GRANTED TO PACIFICORP BY FRED EARWOOD FOR UNDERGROUND ELECTRIC AND COMMUNICATION LINES OCTOBER 24, 2005 IN INSTRUMENT NUMBER 2005-029415 (SHOWN ON SHEET 1 OF THIS PLAT)

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.

PARCEL 1 OF PARTITION PLAT NO. 1996-0043, DOUGLAS COUNTY PLAT RECORDS, LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM:

THAT PORTION OF CIRCLE DRIVE DEEDED TO DOUGLAS COUNTY IN INSTRUMENT NUMBER 2007-026117, DOUGLAS COUNTY DEED RECORDS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION ABOVE-DESCRIBED LAND INTO 3 PARCELS AS SHOWN.

PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE MOST-NORTHERLY NORTHWEST CORNER WAS RE-ESTABLISHED BY INTERSECTING THE NORTHERLY AND WESTERLY BOUNDARY, WHICH WAS ESTABLISHED BY PROJECTING THROUGH FOUND MONUMENTS. MONUMENTS FOUND AT THE SOUTHWEST AND SOUTHEAST CORNER OF THE PROPERTY MATCH RECORD DISTANCE PER PP 1996-0043, BUT PUT THE REST OF THE MONUMENTS FOUND PER THE ORIGINAL SUBDIVISIONS AND PARTITIONS SOUTH OF LINE AND OUT OF POSITION. WHEN USING THE ORIGINAL MONUMENTS PER THE ORIGINAL SUBDIVISIONS AND PARTITIONS, THE MONUMENT FOUND AT THE SOUTHEAST CORNER IS OUT OF POSITION. THE CAP FOUND ON THIS MONUMENT DOES NOT MATCH THE REST OF THE CAPS FOUND ON MONUMENTS PER PP 1996-0043 EITHER, WHICH IS MORE EVIDENCE TO BELIEVE IT IS OUT OF POSITION. THE SOUTHEAST CORNER WAS RE-ESTABLISHED BY USING RECORD DISTANCE FROM A FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 2, HILLSVIEW SUBDIVISION. THE WESTERLY R/W OF CIRCLE DRIVE WAS RE-ESTABLISHED BY USING RECORD DISTANCE AND RECORD ANGLE PER INSTRUMENT NUMBER 2007-026117 FROM FOUND MONUMENTS. THIS WAS THEN OFFSET RECORD DISTANCE (60') TO RE-ESTABLISH THE EASTERLY R/W. THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, EIGHTH ADDITION TO SUNNYSLOPE WAS RE-ESTABLISHED BY TURNING RECORD ANGLE PER SAID EIGHTH ADDITION TO SUNNYSLOPE AT THE SOUTHEAST CORNER OF SAID LOT 1 AND INTERSECTING THE SOUTH LINE OF SAID LOT 1 WITH THE NEWLY RE-ESTABLISHED EASTERLY R/W OF CIRCLE DRIVE. MONUMENTS WERE THEN SET TO DELINEATE THE NEW PARCELS AND NEWLY DEDICATED R/W OF CIRCLE DRIVE AS SHOWN.

FIELD CREW: DEREK FEIGEL AND MICHAEL RODRIGUEZ

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL



Ronald A. Quimby  
OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
1654

EXPIRES: 12/31/2012

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

SURVEYED FOR:  
FRED EARWOOD  
510 NW RACHEL LYNN WAY  
ROSEBURG, OR 97471

DWG. BY: DAF  
PM: AMP  
SCALE: NO SCALE  
PAGE: 2 OF 2  
JOB NO: 2524-01  
DATE: SEPT., 2012

LAND PARTITION  
LYING IN THE NE 1/4 OF THE SE 1/4 & THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2012-0018 B