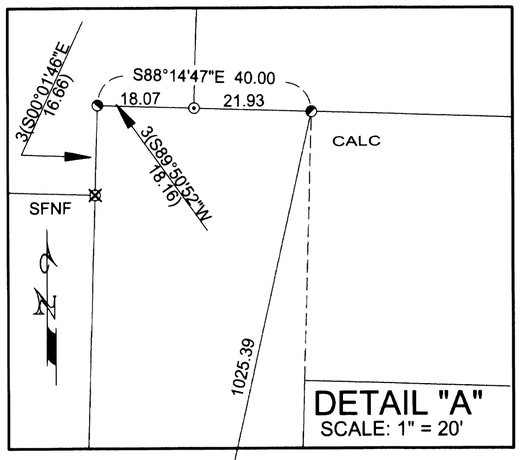
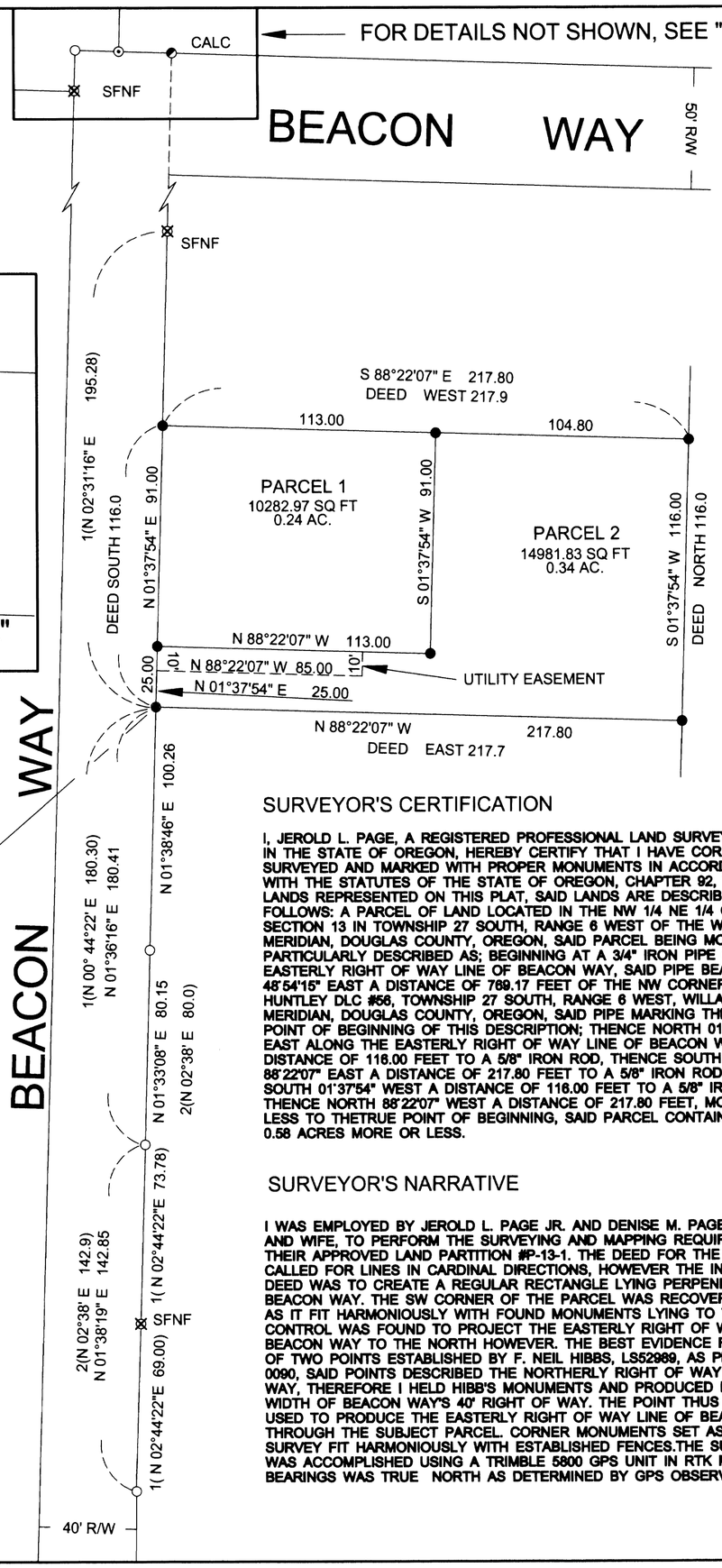
Douglas County Official Records
Patricia K. Hitt, County Clerk
2013-009197
NO FEE
00346511201300091970010019
05/20/2013 01:02:01 PM
PLAT-PAR Cnt=1 Stn=12 HEDI
This is a no fee document

2013-0015

FOR DETAILS NOT SHOWN, SEE "DETAIL "A" THIS SHEET





SCALE: 1" = 40'

SURVEYOR'S CERTIFICATION

I, JEROLD L. PAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OREGON, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NW 1/4 NE 1/4 OF SECTION 13 IN TOWNSHIP 27 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT A 3/4" IRON PIPE ON THE EASTERLY RIGHT OF WAY LINE OF BEACON WAY, SAID PIPE BEARS NORTH 48°54'15" EAST A DISTANCE OF 769.17 FEET OF THE NW CORNER OF J. HUNTLEY DLC #56, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PIPE MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°37'54" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF BEACON WAY A DISTANCE OF 116.00 FEET TO A 5/8" IRON ROD, THENCE SOUTH 88°22'07" EAST A DISTANCE OF 217.80 FEET TO A 5/8" IRON ROD, THENCE SOUTH 01°37'54" WEST A DISTANCE OF 116.00 FEET TO A 5/8" IRON ROD, THENCE NORTH 88°22'07" WEST A DISTANCE OF 217.80 FEET, MORE OR LESS TO THETRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.58 ACRES MORE OR LESS.

SURVEYOR'S NARRATIVE

I WAS EMPLOYED BY JEROLD L. PAGE JR. AND DENISE M. PAGE, HUSBAND AND WIFE, TO PERFORM THE SURVEYING AND MAPPING REQUIREMENTS OF THEIR APPROVED LAND PARTITION #P-13-1. THE DEED FOR THE PARCEL CALLED FOR LINES IN CARDINAL DIRECTIONS, HOWEVER THE INTENT OF THE DEED WAS TO CREATE A REGULAR RECTANGLE LYING PERPENDICULAR TO BEACON WAY. THE SW CORNER OF THE PARCEL WAS RECOVERED AND ACCEPTED, AS IT FIT HARMONIOUSLY WITH FOUND MONUMENTS LYING TO THE SOUTH. NO CONTROL WAS FOUND TO PROJECT THE EASTERLY RIGHT OF WAY LINE OF BEACON WAY TO THE NORTH HOWEVER. THE BEST EVIDENCE FOUND CONSISTED OF TWO POINTS ESTABLISHED BY F. NEIL HIBBS, LS52989, AS PER SURVEY 2003 0090, SAID POINTS DESCRIBED THE NORTHERLY RIGHT OF WAY LINE OF BEACON WAY, THEREFORE I HELD HIBB'S MONUMENTS AND PRODUCED HIS LINE TO THE WIDTH OF BEACON WAY'S 40' RIGHT OF WAY. THE POINT THUS CALCULATED WAS USED TO PRODUCE THE EASTERLY RIGHT OF WAY LINE OF BEACON WAY TO AND THROUGH THE SUBJECT PARCEL. CORNER MONUMENTS SET AS PART OF THIS SURVEY FIT HARMONIOUSLY WITH ESTABLISHED FENCES.THE SURVEY WORK WAS ACCOMPLISHED USING A TRIMBLE 5800 GPS UNIT IN RTK MODE. BASIS OF BEARINGS WAS TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR
5-6-13
OREGON
JULY 25, 1990
JEROLD L. PAGE
2465

RENEW 12-31-14

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEROLD L. PAGE JR. AND DENISE M. PAGE, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

JEROLD L. PAGE JR. — DATE 05/10/2013

DENISE M. PAGE — DATE 5/13/13

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF May 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, JEROLD L. PAGE JR. AND DENISE M. PAGE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

OFFICIAL SEAL
KOREE D TATE
NOTARY PUBLIC-OREGON
COMMISSION NO. 460585
MY COMMISSION EXPIRES SEPTEMBER 09, 2015

MY COMMISSION EXPIRES 9/9/15

APPROVALS:

COMMUNITY DEVELOPMENT DIRECTOR — DATE 13 May 2013

PUBLIC WORKS DIRECTOR — DATE 5/14/2013

DOUGLAS COUNTY SURVEYOR — DATE 5-20-2013

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

DOUGLAS COUNTY TAX COLLECTOR — DATE 5/20/13

FILED THIS 20th DAY OF MAY ,2013 AT 1:02 O'CLOCK PM

PATRICIA HITT — DATE 5/20/13
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

LEGEND

- ● SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PAGE LS2465".
- ○ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER M158-52, BY KRISTIAN O. DEGROOT, LS 1941,
- ● FOUND 3/4" IRON PIPE, BENT
- ⊙ FOUND MAG NAIL AS PER 2003-0090, BY F. NEIL HIBBS, LS 52989,
- ◔ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER 2003-0090, BY F. NEIL HIBBS, LS 52989,
- FOUND MONUMENT AS DESCRIBED
- ⊠ SFNF SEARCHED FOR, NOT FOUND
- ◐ CALC CALCULATED POINT, NOTHING SET

1( ) RECORD AS PER M158-52, BY KRISTIAN O. DEGROOT, LS 1941.
2( ) RECORD AS PER CS 41/336, BY JAMES R. DAUGHERTY, CE 2330.
3( ) RECORD AS PER 2003-0090, BY F. NEIL HIBBS, LS 52989.

LAND PARTITION

LYING IN THE NW1/4 NE 1/4, SECTION 13, T.27S., R.6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
PLANNING DEPT. FILE # P-13-1

SURVEY FOR
JEROLD L. JR. AND DENISE M. PAGE
3460 DOERNER CUTOFF ROAD
ROSEBURG, OR. 97470

SURVEYED BY
ACCESS EXPERTS LLC
276 NE NORTH SHORE TRAIL
PRINEVILLE, OR. 97754
541-447-6888

2013-0015