

LAND PARTITION

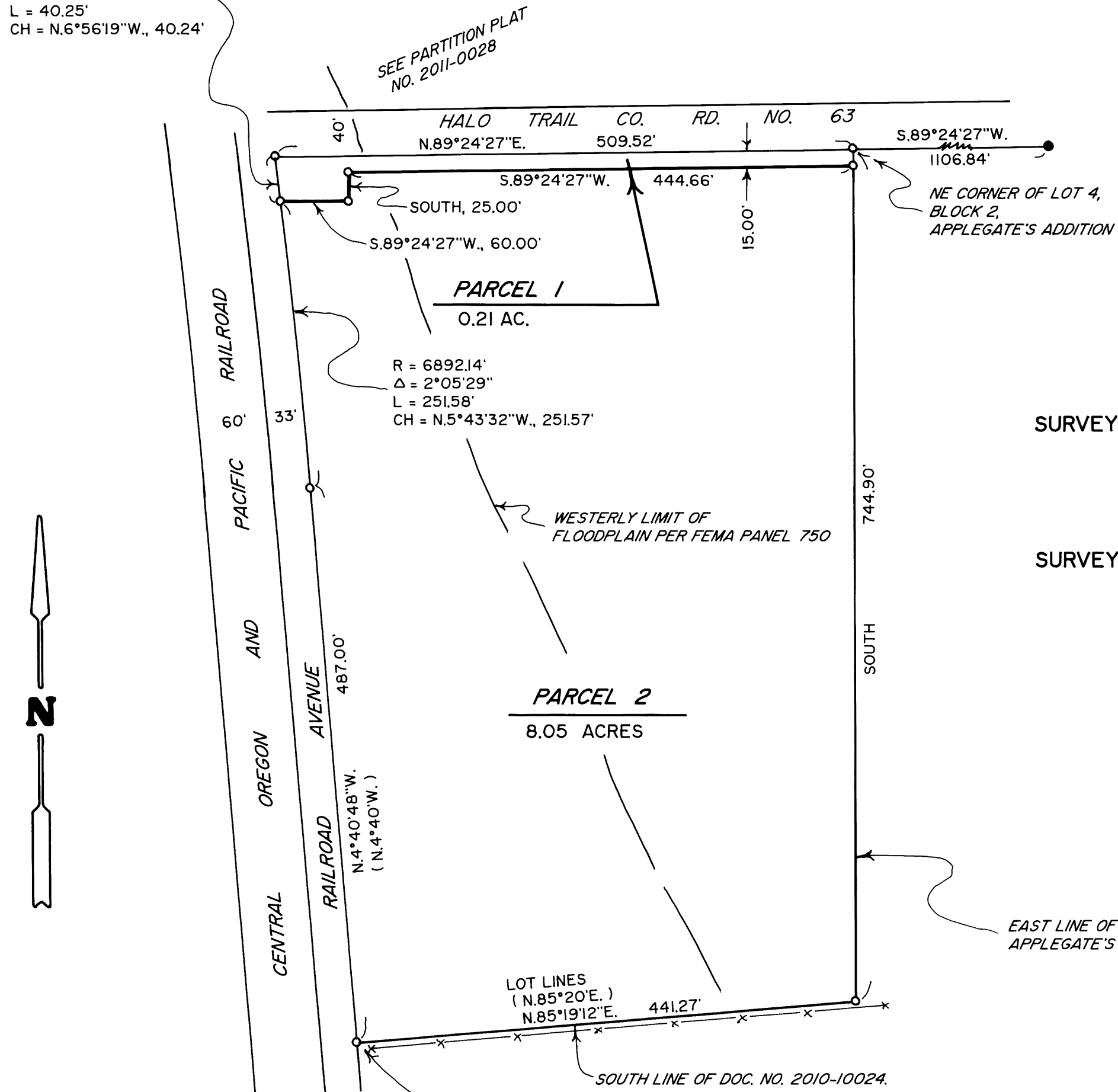
LOCATED in the NW 1/4 of Section 3, T. 23 S., R. 5 W., W.M.
in Douglas County, Oregon.

November 19, 2013

Douglas County Official Records
Patricia K. Hitt, County Clerk 2013-020010
NO FEE
00359775201300200100010013
12/11/2013 10:43:49 AM
PLAT-PAR Cnt=1 Stn=12 HED
This is a no fee document

2013-0030

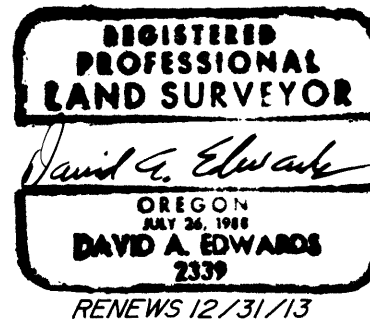
R = 6892.14'
Δ = 0°20'04"
L = 40.25'
CH = N.6°56'19"W., 40.24'



BENCHMARK "W 554" BEARS
S.7°15'0"W., 362.35' FROM
THIS CORNER.
ELEV = 355.08' NAVD 1988

SURVEYED FOR: CITY OF YONCALLA
2640 EAGLE VALLEY RD.
YONCALLA, OREGON 97499

SURVEYED BY:
DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



EAST LINE OF LOTS 2, 3 AND 4, BLOCK 2,
APPLEGATE'S ADDITION TO YONCALLA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE BRINKERHOFF TRACT INTO TWO SEPARATE PARCELS, THE SMALLER OF WHICH IS TO BE USED BY THE CITY OF YONCALLA FOR UTILITIES. THE SOUTH LINE OF HALO TRAIL ROAD IS THE NORTH LINE OF D.L.C. NO. 40, WHICH WAS DETERMINED ON M 105-24, WHICH I RETRACED ON PARTITION PLAT 2011-0028. UTILIZING MY EXISTING CONTROL POINTS AND DATA I TIE THE CENTER OF THE MAIN TRACKS OF THE RAILROAD AND COMPUTE THE RIGHT OF WAY OF RAILROAD AVENUE FROM SAID TIES AND THE 33 FOOT WIDTH SHOWN ON THE PLAT OF APPLEGATE'S ADDITION TO YONCALLA. HOLDING THE PLAT RECORD DISTANCE ALONG THE NORTH LINE OF BLOCK 2, I COMPUTE THE NORTHEAST CORNER OF SAME AS SHOWN. I THEN HOLD TO THE PLAT RECORD BEARINGS AND DISTANCES AND THE DEED EXCEPTION OF THE SOUTH 57 FEET OF LOT 2 TO POSITION THE SOUTHEAST CORNER OF THE PARENT TRACT. THE SOUTHWEST CORNER WAS THEN COMPUTED USING A BEARING PERPENDICULAR TO THE RAILROAD, AS PER SAID PLAT.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

APPROVALS

David A. Edwards 11/19/2013
CHAIR, YONCALLA PLANNING COMMISSION DATE

Barry Smith 12-10-2013
DOUGLAS COUNTY SURVEYOR DATE

Rhonda Rasmussen 11-19-13
YONCALLA PLANNING SECRETARY DATE

FILED THIS _____ DAY OF _____, 2013
AT _____ O'CLOCK ____ M.

Michael J. Schiefelbusch 12/11/2013
DOUGLAS COUNTY TAX COLLECTOR DATE

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

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:
THAT TRACT OF LAND DESCRIBED AS PARCEL II IN DOCUMENT NUMBER 2010-10024, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards
DAVID A. EDWARDS - P.L.S. 2339

DECLARATION

KNOW ALL PERSONS THAT MICHAEL S. BRINKERHOFF AND JULIE R. BRINKERHOFF ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

Michael S. Brinkerhoff
MICHAEL S. BRINKERHOFF

Julie R. Brinkerhoff
JULIE R. BRINKERHOFF

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS
PERSONALLY APPEARED BEFORE ME THIS 15th DAY OF November, 2013 THE ABOVE NAMED MICHAEL S. BRINKERHOFF AND JULIE R. BRINKERHOFF AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Kathleen B. Finley
NOTARY PUBLIC FOR OREGON

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND AT THE NE CORNER D.L.C. NO. 40.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-LS 2339" SET.
 - () DENOTES RECORD DATA PER PLAT OF APPLEGATE'S ADDITION TO YONCALLA.
- SCALE: 1" = 100'
- BASIS OF BEARINGS: EXISTING CONTROL PER PARTITION PLAT NO. 2011-0028.
- X—X—X FENCE LINE

RECORDING

FILED THIS 11th DAY OF December
2013 AT 10:43 O'CLOCK A.M.



Patricia K. Hitt 12/11/13
DOUGLAS COUNTY CLERK

2013-0030