

LAND PARTITION

A portion of N 1/2 Section 2, Township 27 South, Range 6 West, W.M.
 Parcel 3 of Land Partition 2011-0033 A&B
 DOUGLAS COUNTY, OREGON
 JANUARY 2014

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2014-008502



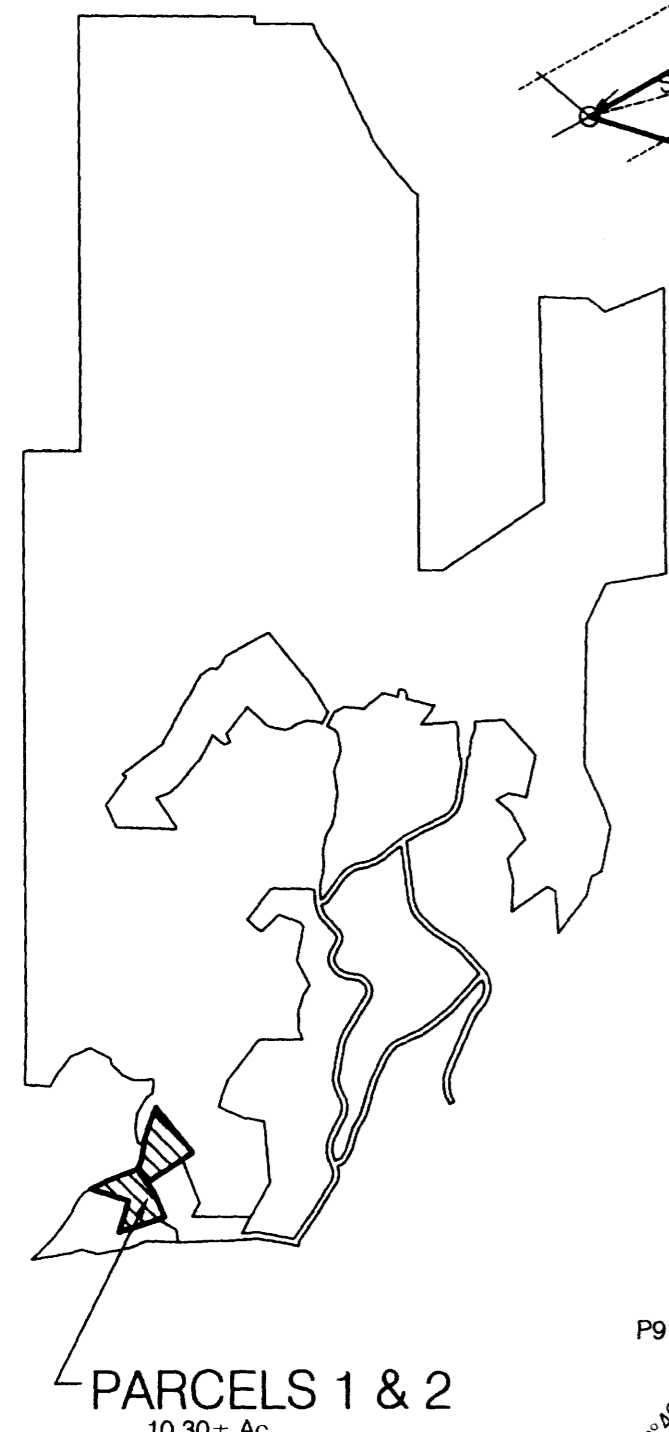
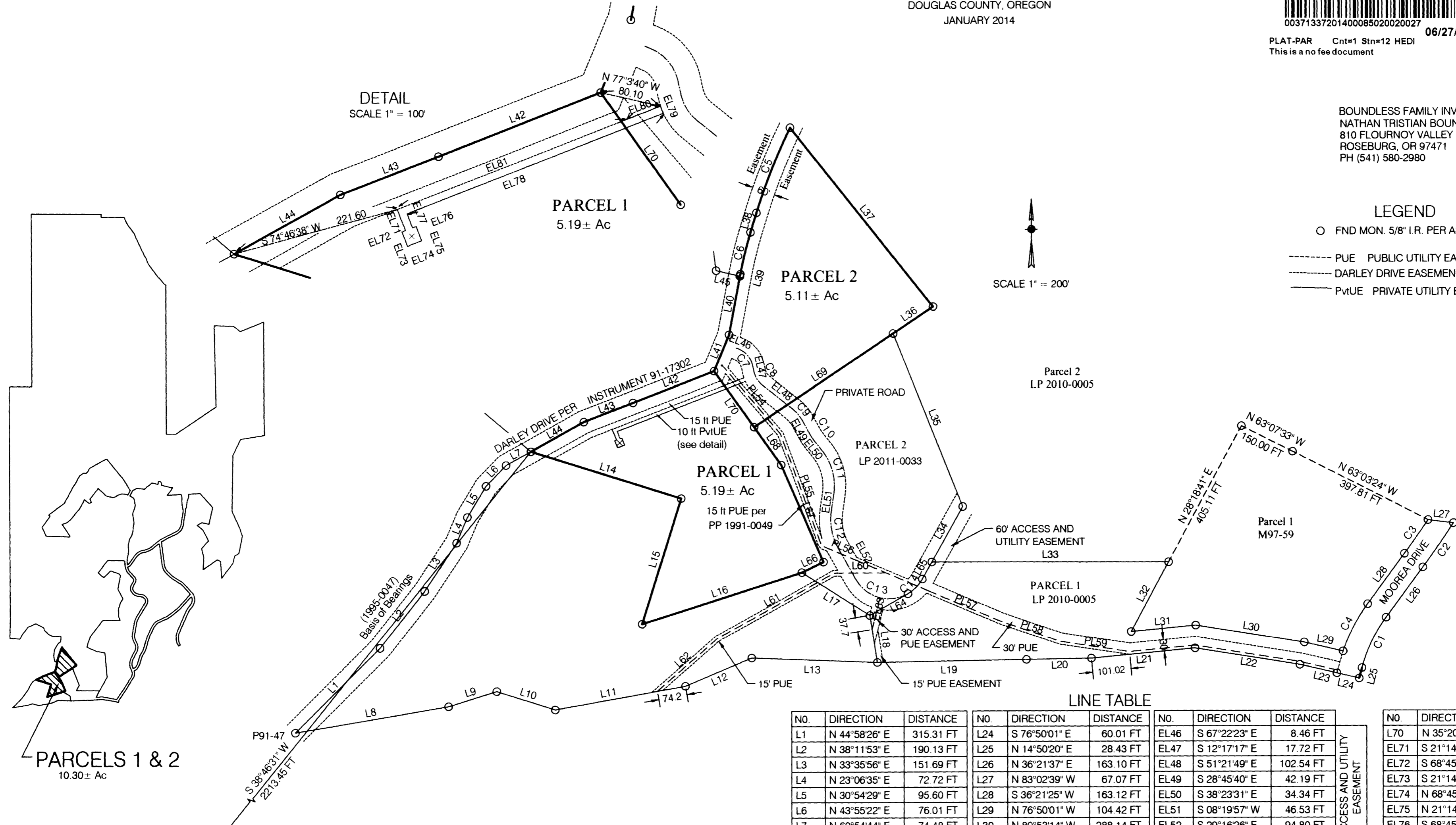
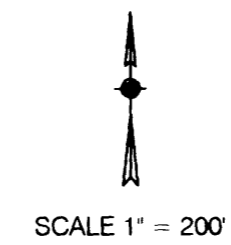
NO FEE

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 06/27/2014 08:21:17 AM
 PLAT-PAR Cnt=1 Stn=12 HEDI
 This is a no fee document

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

LEGEND

- FND MON. 5/8" I.R. PER AS MARKED
- PUE PUBLIC UTILITY EASEMENT
- DARLEY DRIVE EASEMENT
- PVIUE PRIVATE UTILITY EASEMENT



LINE TABLE

NO.	DIRECTION	DISTANCE	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	L70	N 35°20'35" W	180.50 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	EL71	S 21°14'26" E	30.00 FT
L3	N 33°35'56" E	151.69 FT	L26	N 36°21'37" E	163.10 FT	EL48	S 51°21'49" E	102.54 FT	EL72	S 68°45'34" W	5.00 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	EL73	S 21°14'26" E	20.00 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	EL74	N 68°45'34" E	20.00 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	EL75	N 21°14'26" W	20.00 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	EL76	S 68°45'34" W	5.00 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	EL77	N 21°14'26" W	20.00 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	EL78	N 68°45'34" E	360.85 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	EL79	N 21°26'52" W	10.00 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	EL80	S 68°45'34" W	47.10 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	EL81	S 68°45'34" W	323.71 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	412.70 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°16'04" 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				

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	140.60
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	60.00	57.68	55.49
C8	39°04'31"	95°29'35"	S 31°49'33" E	21.29	60.00	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" E		100.00	54.10	53.44

ACCESS AND UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT (EL53 Not Used)

PRIVATE WATER LINE EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E. Farr
 OREGON SEPT 23 1977
 MAURICE E. FARR 2-14
 1181
 EXPIRES 12-31-15

Maurice E. Farr
 MAURICE E. FARR
 PROFESSIONAL LAND SURVEYOR
 23811 105th Street Court East
 BUCKLEY, WA 98321

2014-0008 A

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LAND PARTITION

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

Parcel 3 of Land Partition 2011-0033

DOUGLAS COUNTY, OREGON

JANUARY 2014

APPROVALS

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

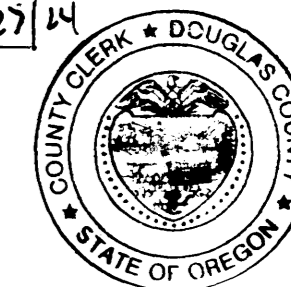
Wesley Ponce Chief Deputy 6/26/2014
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubie 3/13/14
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 3-13-14
DOUGLAS COUNTY SURVEYOR DATE

FILED 27th DAY OF June, 2014 8:21 AM

Patricia K. Hitt 6/27/14
COUNTY CLERK



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, NATHAN 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 Tristian Bounds
NATHAN TRISTIAN BOUNDS

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF February 2014, 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: *Carmen Mita*

COMMISSION #: 459801

MY COMMISSION EXPIRES: July 31, 2015

SIGNATURE: *Carmen Mita*

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.

THE PROPERTY AND RESULTING PARCELS WILL CONTINUE TO BE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT FOR DARLEY DRIVE, RECORDED AS DEED REFERENCE NUMBER 91-17302 AND WITHIN THE DARLEY DRIVE SPECIAL ROAD DISTRICT WAS ALSO DULY FILED WITH THE DOUGLAS COUNTY BOARD OF COMMISSIONERS AND RECORDED IN THE COMMISSIONERS JOURNAL AS CJ2007-768."

NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED AS PARCEL 3 OF LAND PARTITION 2011-0033 A & B FILED AS INSTRUMENT NO. 2011-016069 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.

COMPREHENSIVE PLAN (RR5) RURAL RESIDENTIAL 5 ACRE
ZONE (5R) RURAL RESIDENTIAL 5 ACRE
WATER WATER WELL & UMPQUA BASIN WATER
SEWER SEPTIC TANK AND DRAIN FIELD
POWER PACIFIC POWER
PLANNING FILE NO. 13-050

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, WM, 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 35°20'35" WEST A DISTANCE OF 180.50 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 5.19 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, WM, BEARS SOUTH 68°45'34" WEST A DISTANCE OF 228.77 FT, SOUTH 68°45'34" WEST A DISTANCE OF 138.22 FT, SOUTH 60°54'44" WEST A DISTANCE OF 159.43 FT AND SOUTH 38°46'31" WEST A DISTANCE OF 2213.45 FT; THENCE SOUTH 35°20'35" EAST A DISTANCE OF 180.50 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 THE POINT OF BEGINNING, CONTAINING 5.11 ACRES MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E. Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181 2-14

EXPIRES 12-31-15

Maurice E. Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
23811 105th Street Court East
BUCKLEY, WA 98321

2014-0008 B

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