

2015-0003 A

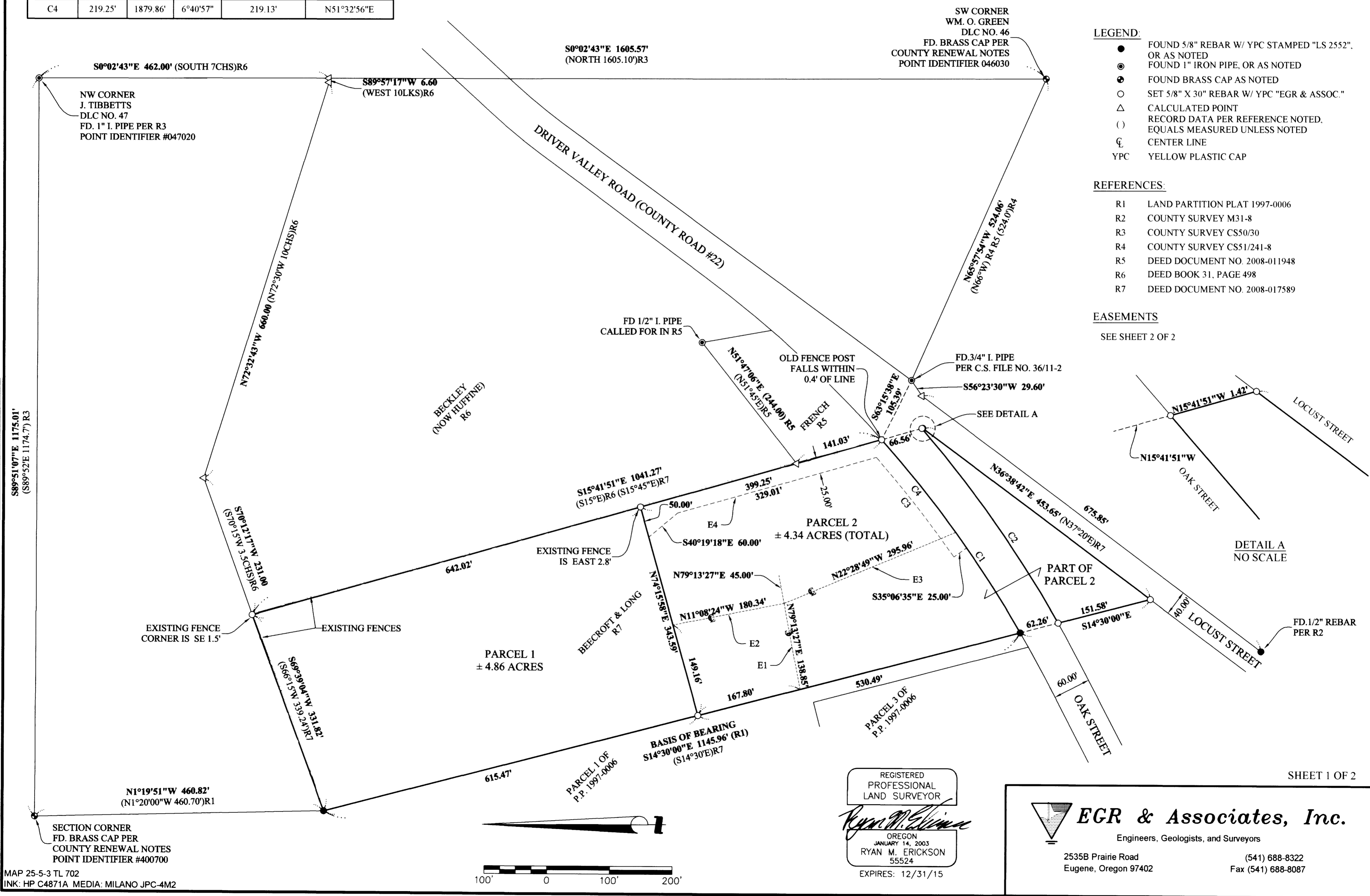
# LAND PARTITION PLAT

IN THE NW 1/4, SECTION 3, TOWNSHIP 25 SOUTH, RANGE 5 WEST  
OF THE WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
PLANNING FILE NO. 14-047 - 31 JANUARY 2015

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2015-003249  
00386052201500032490020020  
NO FEE  
02/20/2015 09:34:11 AM  
PLAT-PAR Cnt=1 Stn=12 HEDI  
This is a no fee document

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	378.86'	1879.86'	11°32'50"	378.22'	N53°58'53"E
C2	378.57'	1939.86'	11°10'53"	377.97'	S54°39'47"W
C3	200.78'	1854.86'	6°12'07"	200.68'	S51°47'22"W
C4	219.25'	1879.86'	6°40'57"	219.13'	N51°32'56"E

- LEGEND:**
- FOUND 5/8" REBAR W/ YPC STAMPED "LS 2552", OR AS NOTED
  - ⊙ FOUND 1" IRON PIPE, OR AS NOTED
  - ⊙ FOUND BRASS CAP AS NOTED
  - SET 5/8" X 30" REBAR W/ YPC "EGR & ASSOC."
  - △ CALCULATED POINT
  - ( ) RECORD DATA PER REFERENCE NOTED, EQUALS MEASURED UNLESS NOTED
  - ⊕ CENTER LINE
  - YPC YELLOW PLASTIC CAP
- REFERENCES:**
- R1 LAND PARTITION PLAT 1997-0006
  - R2 COUNTY SURVEY M31-8
  - R3 COUNTY SURVEY CS50/30
  - R4 COUNTY SURVEY CS51/241-8
  - R5 DEED DOCUMENT NO. 2008-011948
  - R6 DEED BOOK 31, PAGE 498
  - R7 DEED DOCUMENT NO. 2008-017589
- EASEMENTS**  
SEE SHEET 2 OF 2



SHEET 1 OF 2

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ryan M. Erickson*

OREGON  
JANUARY 14, 2003  
RYAN M. ERICKSON  
55524  
EXPIRES: 12/31/15

**EGR & Associates, Inc.**

Engineers, Geologists, and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402

(541) 688-8322  
Fax (541) 688-8087

2015-C 003 A

S:\Projects\6485 Beecroft\14-0114 Oakland Partition\Partition.dwg LAYOUT=Partition Main File

MAP 25-5-3 TL 702  
INK: HP C4871A MEDIA: MILANO JPC-4M2

LAND PARTITION PLAT  
IN THE NW 1/4, SECTION 3, TOWNSHIP 25 SOUTH, RANGE 5 WEST  
OF THE WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
PLANNING FILE NO. 14-047 - 31 JANUARY 2015

OWNER/PARTITIONER:

TERRI LONG, KERMIT BEECROFT  
AND CLINT BEECROFT  
674 VALLEY VIEW ROAD  
SUTHERLIN, OR 97479

OWNERS DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT TERRI LONG, KERMIT BEECROFT, AND CLINT BEECROFT ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY LAYOUT AND PARTITION THE SAME AS SHOWN ON THIS PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #14-047, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DO HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS AS NOTED AND THE CREATION OF EASEMENTS E2, E3, AND E4 BY SEPARATE DOCUMENT.

Terri Long  
TERRI LONG

Kermit Beecroft  
KERMIT BEECROFT

Clint Beecroft  
CLINT BEECROFT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss

ON THIS 2nd DAY OF February, 2015, PERSONALLY APPEARED BEFORE ME TERRI LONG, KERMIT BEECROFT, AND CLINT BEECROFT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

WITNESS BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

Elainna R Carter  
NOTARY PUBLIC FOR OREGON (SIGNATURE)

Elainna R Carter  
NOTARY PRINTED NAME

COMMISSION EXPIRES: August 14, 2015  
(WRITE OUT IN FULL)

COMMISSION NUMBER: 459636

EASEMENTS:

- E1 20' RIGHT OF WAY EASEMENT, 10' EITHER SIDE OF CENTER LINE SHOWN, PER INST. #97-25898, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS TO BENEFIT PACIFICORP EXISTING LOCATION OF AN ELECTRIC TRANSMISSION LINE.
- E2 20' UTILITY EASEMENT, LOCATED 10' EITHER SIDE OF CENTER LINE SHOWN, TO BENEFIT PARCEL 1, PER INSTRUMENT # 2015-003248
- E3 20' UTILITY EASEMENT, LOCATED 10' EITHER SIDE OF CENTER LINE SHOWN, TO BENEFIT PARCEL 1, AND PARCELS 1 AND 3 OF PARTITION P.P. 1997-0006 EXISTING LOCATION OF AN ELECTRIC TRANSMISSION LINE, PER INSTRUMENT # 2015-003248
- E4 MINIMUM 25' VARIABLE WIDTH ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1, PER INSTRUMENT # 2015-003248

CURRENT ZONING:

PARCEL 1: FG  
PARCEL 2: DU-R1/A

APPROVALS:

Rustian O. DeHart 2/18/15  
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 2/19/15  
DIRECTOR, DOUGLAS COUNTY, OREGON DATE  
PLANNING DEPARTMENT

Elainna R. Swanson 2-2-15  
OAKLAND CITY ADMINISTRATOR DATE

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

Jessie S. Chief Deputy 2/19/2015  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF February, 2015 9:34 AM

Patricia K. Hitt 2/20/15  
COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY INTO TWO PARCELS. THE WESTERLY BOUNDARY OF THE PROPERTY AND THE RIGHT-OF-WAY OF OAK STREET WAS HELD AS ESTABLISHED IN LAND PARTITION 1997-0006. THE NORTHEAST CORNER WAS ESTABLISHED BY HOLDING DEED CALLS PER DEED IN BOOK 31, PAGE 498 FROM THE IRON PIPE SET IN SURVEY 50/30 TO MARK THE NORTHWEST CORNER OF DLC #47. THIS POSITION FALLS WITH 1.5' OF THE EXISTING FENCE CORNER. THE EAST LINE WAS ESTABLISHED BY HOLDING THE NORTHEAST CORNER AND A POINT AT RECORD BEARING AND DISTANCE FROM THE FOUND 1/2" PIPE MARKING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED DOCUMENT NUMBER 2008-011948. THE RECORD BEARINGS IN DEED 2008-011948 WERE ROTATED TO MATCH THE MEASURED BEARING BETWEEN THE SOUTHWEST CORNER OF DLC #46 AND THE 3/4" PIPE ON THE SOUTHERLY MARGIN OF LOCUST STREET. WHILE CONDUCTING THE SURVEY MR. BEECROFT AND MR. FRENCH STATED THAT IT HAS BEEN ASSUMED THAT AN OLD FENCE POST MARKED THE CORNER OF THE PROPERTY. MULTIPLE POSSIBLE SOLUTIONS WERE TRIED FOR THIS LINE AND THE SOLUTION AS DESCRIBED HEREIN AGREED VERY WELL WITH THE FENCE POST. THE RIGHT-OF-WAY OF LOCUST STREET WAS ESTABLISHED BY HOLDING THE 1/2" REBAR SET IN SURVEY M31-8 AS A POINT 20.00 FEET FROM CENTERLINE AND THE 3/4" PIPE AS A POINT 30.00 FEET FROM CENTERLINE. THE PARTITION LINE WAS ESTABLISHED PER THE DIRECTION OF THE OWNER AND IN ACCORDANCE WITH PLANNING APPROVAL FILE NO. 14-047 DOUGLAS COUNTY, PLANNING DEPARTMENT, TO DIVIDE THE PROPERTY ALONG THE URBAN GROWTH BOUNDARY LINE.

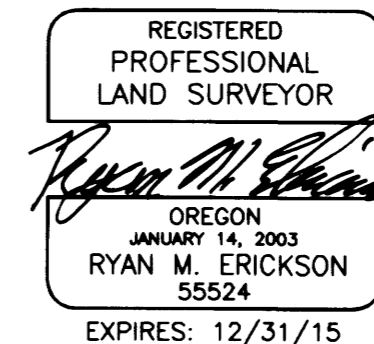
SURVEYOR'S CERTIFICATE:

I, RYAN M. ERICKSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON.

DESCRIPTION:

THAT LAND DESCRIBED IN INSTRUMENT #2008-017589 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR MARKED "LS 2552", WHICH SAID REBAR BEARS S1°19'51"E 460.82 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S14°30'00"E 1359.80 FEET TO A 5/8" REBAR MARKED "EGR & ASSOC.", SAID REBAR BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOCUST STREET; THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY N36°38'42"E 453.65 FEET TO A 5/8" REBAR MARKED "EGR & ASSOC."; THENCE N15°41'51"W 1109.26 FEET TO A 5/8" REBAR MARKED "EGR & ASSOC."; THENCE S69°39'04"W 331.82 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PORTION IN OAK STREET CONVEYED TO DOUGLAS COUNTY, OREGON, RECORDED IN BOOK 274, PAGE 92, INSTRUMENT NUMBER 245310.



SHEET 2 OF 2

**EGR & Associates, Inc.**  
Engineers, Geologists, and Surveyors

2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322  
Fax (541) 688-8087