

2015-0006

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2015-004682  
NO FEE  
00387926201500046820010016  
03/18/2015 10:38:17 AM  
PLAT-PAR Cnt=1 Stn=12 HEDI  
This is a no fee document

# A PARTITION PLAT FOR JULIE PATTERSON

LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

NOTE: ACCORDING TO THE TITLE REPORT PROVIDED,  
THIS PROPERTY IS ALSO SUBJECT TO SPECIAL EXCEPTIONS  
PER INSTRUMENT #80-15228 AND INSTRUMENT #33488,  
DEED RECORDS, DOUGLAS COUNTY, OREGON; THAT IS,  
IF THEY ARE APPURTENANT..

### DECLARATION

WE, C. STEPHEN PATTERSON AND MAUREEN M. PATTERSON,  
DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS  
DESCRIBED HEREON AND DO HEREBY CAUSE THE SAME TO BE  
PARTITIONED AND THE 25' ACCESS & UTILITY EASEMENT TO BE  
CREATED AS SHOWN

Charles S. Patterson 3/16/2015  
C. STEPHEN PATTERSON DATE  
Maureen M. Patterson 3/16/2015  
MAUREEN M. PATTERSON DATE

### ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON 3/16/2015 BY STEPHEN AND MAUREEN PATTERSON.

Carmen Miles

NOTARY PUBLIC - STATE OF OREGON  
MY COMMISSION EXPIRES: July 31, 2015



FEBRUARY 2015

### APPROVALS

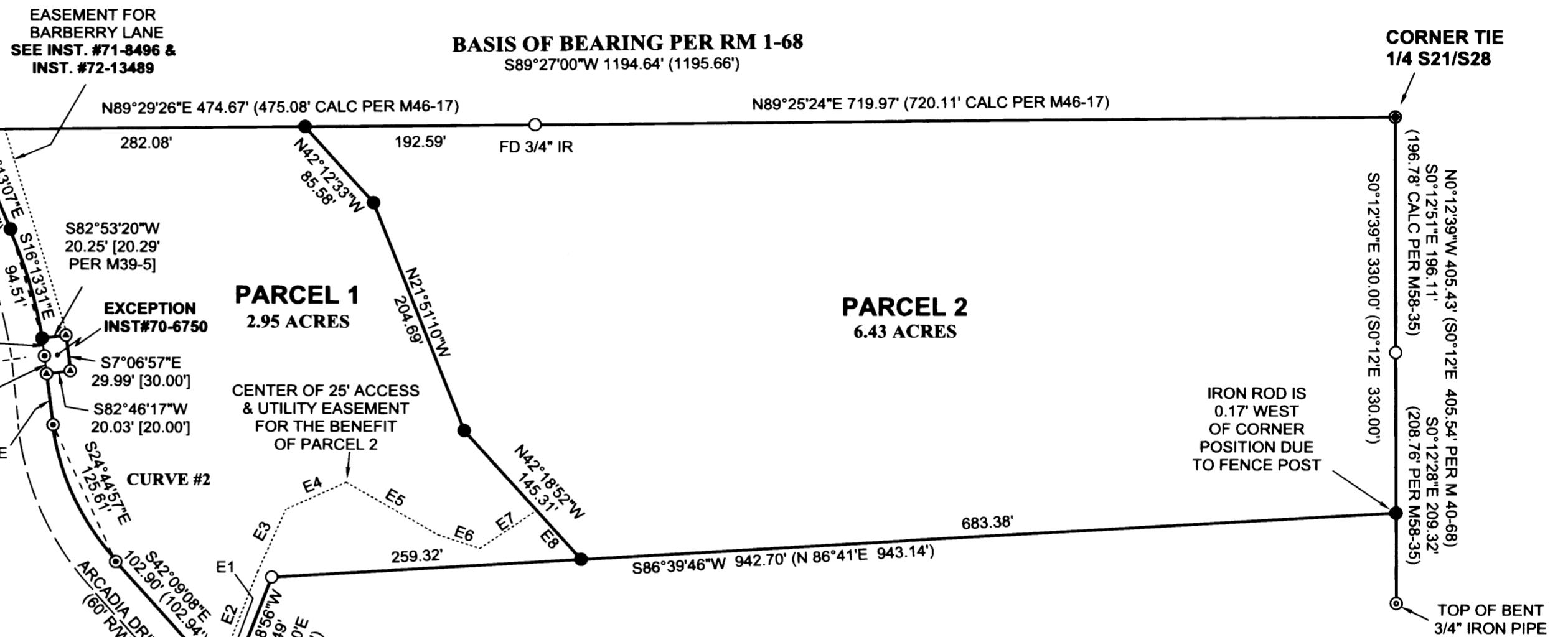
Keith L. Cubie MARCH 16, 2015  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. De Groot March 17, 2015  
DOUGLAS COUNTY SURVEYOR DATE

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

Constance W. Hoff 3/18/2015  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILE THIS 18<sup>th</sup> DAY OF MARCH, 2015. 10:38 AM  
Patricia K. Hitt 3/18/15  
DOUGLAS COUNTY CLERK DATE



**RIGHT OF WAY CURVE DATA**

CURVE #	RADIUS	LENGTH
CURVE #1	388.10'	94.75'
CURVE #2	208.73'	127.59'
CURVE #3	316.48'	39.31'

**DATA FOR 25' EASEMENT CENTERLINE**

Point	Bearing	Distance
E1	N36°06'15"W	14.81' (TIE)
E2	N21°28'56"E	93.55'
E3	N24°15'05"E	57.12'
E4	N65°47'57"E	55.40'
E5	S60°18'10"E	88.77'
E6	S72°13'25"E	36.64'
E7	N56°03'28"E	58.97'
E8	S42°18'52"E	55.33'

### LEGEND

- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FD 3/4" IRON PIPE
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LANG SURVEYING"
- ⊙ FOUND BENT 5/8" IRON ROD
- ⊙ FOUND 5/8" IRON ROD IN CONCRETE
- FOUND BRASS CAP
- [ ] RECORD PER SURVEY M39-5
- ( ) RECORD PER SURVEY RM 1-68 UNLESS OTHERWISE NOTED

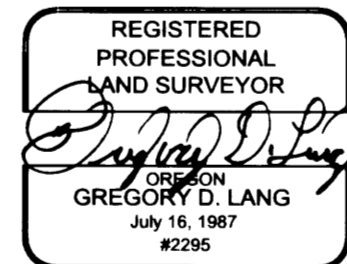
### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF THE PROPERTY DESCRIBED BY INSTRUMENT #2008-020931 (SEE SURVEYOR'S CERTIFICATE). ALL RECORD MONUMENTS WERE HELD AS FOUND. SET MONUMENTS ALONG ARCADIA WERE POSITIONED ACCORDING TO THE GRANT BOUNDARIES METHOD USING RECORD SURVEY RM 1-68. THE SE CORNER OF PARCEL 2 WAS LOCATED BETWEEN EXISTING MONUMENTS 330.00 FEET SOUTHERLY OF 1/4 CORNER COMMON TO 21 AND 28 (PER DEED). FOUR MONUMENTS FOR THE NEW DIVISION LINE WERE SET IN CONFORMITY WITH THE PRELIMINARY PLAN SUBMITTED TO THE DOUGLAS COUNTY PLANNING DEPARTMENT AND AS REQUESTED BY THE OWNERS. ONE OF THESE WAS PLACED ON THE NORTHERLY BOUNDARY OF THE PARENT PARCEL AND ONE ON THE SOUTHERLY.

NOTE: RM 1-68 WAS CORRECTED BY SHANER IN 1970. HE REFERS TO A DRAFTING ERROR. APPARENTLY THE ACREAGES WERE ALSO A PART OF THIS ERROR. THE SUBJECT PARCEL IS ABOUT 1/2 ACRE LARGER THAN IS SHOWN ON HIS MAP. AND THE PARCEL DIRECTLY SOUTH CALCULATES AT ABOUT 1/2 ACRE SMALLER. HOWEVER, THE FENCES, MONUMENTS, AND LEGAL DESCRIPTION OF THE PATTERSON PROPERTY ARE IN AGREEMENT.  
FIELD CREW: G.LANG; L.LANG  
CALCULATIONS: G.LANG  
EQUIPMENT: NIKON DTM 420

ZONING: RR; RURAL RESIDENTIAL-2 ACRE  
COMP.PLAN DESIGNATION: RC2;  
COMMITTED RESIDENTIAL-2 ACRE  
WATER: UMPQUA BASIN WATER DISTRICT  
WASTE DISPOSAL: ONSITE SEPTIC  
PLANNING FILE #: 14-063

**SURVEYED BY**  
GREGORY D. LANG  
7550 WILLIS CR RD  
WINSTON, OR 97496



### SURVEYOR'S CERTIFICATE:

I, GREGORY D. LANG, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THIS PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THAT PORTION OF PROPERTY DESCRIBED BY INSTRUMENT #2008-020931, DEED RECORDS, DOUGLAS COUNTY, OREGON, WHICH IS DESIGNATED AS PARCEL "R54116".

Gregory D. Lang 3-16-2015  
DATE

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