2015-0024 B

LAND PARTITION

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 15-042

Located in the:
WEST HALF OF SECTION 5,
AND IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 29 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CENTER LINE DESCRIPTION
25 FOOT WIDE ROAD AND UTILITY EASEMENT
FOR THE BENEFIT OF PARCELS 2 AND 3

BEGINNING AT A POINT LOCATED ON THE WESTERLY RIGHT OF WAY BOUNDARY OF DOUGLAS COUNTY ROAD NUMBER 15 AND IN THE CENTER LINE OF A 25 FOOT WIDE ROAD AND UTILITY EASEMENT, SAID POINT BEARS S 25° 52' 22" W 237.04 FEET FROM THE CENTER QUARTER CORNER OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE CENTER LINE OF THE SAID 25 FOOT WIDE ROAD AND UTILITY EASEMENT, N 73° 41' 45" W 102.90 FEET TO A POINT; THENCE ALONG THE ARC OF A 464.41 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 69° 58' 25" W 59.93 FEET TO A POINT; THENCE N 66° 15' 05" W 75.13 FEET TO A POINT; THENCE ALONG THE ARC OF A 204.56 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 78° 31' 16" W 86.94 FEET TO A POINT; THENCE S 89° 12' 34" W 82.29 FEET TO A POINT; THENCE ALONG THE ARC OF A 206.27 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 77° 46' 34" W 92.90 FEET TO A POINT; THENCE ALONG THE ARC OF A 273.39 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 74° 07' 17" W 88.93 FEET TO A POINT; THENCE ALONG THE ARC OF A 329.91 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 77° 04' 30" W 73.62 FEET TO A POINT; THENCE N 70° 40' 05" W 40.58 FEET TO A POINT; THENCE ALONG THE ARC OF A 200.37 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 79° 04' 03" W 58.72 FEET TO A POINT; THENCE N 87° 28' 02" W 56.21 FEET TO A POINT; THENCE ALONG THE ARC OF A 131.35 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 77° 38' 04" W 44.86 FEET TO A POINT; THENCE N 67° 48' 05" W 67.69 FEET TO A POINT; THENCE ALONG THE ARC OF A 427.90 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 71° 15' 01" W 51.49 FEET TO A POINT; THENCE N 74° 41' 58" W 47.78 FEET TO A POINT; THENCE ALONG THE ARC OF A 192.15 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 61° 21' 00" W 88.73 FEET TO A POINT; THENCE N 48° 00' 03" W 26.60 FEET TO A POINT; THENCE ALONG THE ARC OF A 338.60 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 51° 59' 04" W 47.05 FEET TO A POINT; THENCE N 55° 58' 05" W 49.61 FEET TO A POINT; THENCE ALONG THE ARC OF A 176.26 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 48° 46' 31" W 44.14 FEET TO A POINT; THENCE N 41° 34' 57" W 103.69 FEET TO A POINT; THENCE ALONG THE ARC OF A 95.25 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 66° 23' 08" W 79.91 FEET TO A POINT; THENCE S 88° 48' 42" W 61.31 FEET TO A POINT; THENCE ALONG THE ARC OF A 225.97 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 67° 19' 07" W 182.89 FEET TO A POINT; THENCE N 43° 26' 55" W 202.50 FEET TO A POINT; THENCE ALONG THE ARC OF A 194.66 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 32° 21' 06" W 74.93 FEET TO A POINT; THENCE N 21° 15' 17" W 33.21 FEET TO A POINT; THENCE ALONG THE ARC OF A 831.44 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 23° 25' 30" W 59.99 FEET TO A POINT; THENCE N 25° 35' 44" W 108.07 FEET TO A POINT; THENCE ALONG THE ARC OF A 187.39 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 37° 52' 46" W 79.74 FEET TO A POINT; THENCE N 50° 09' 47" W 38.30 FEET TO A POINT; THENCE ALONG THE ARC OF A 203.59 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 37° 34' 53" W 96.38 FEET TO A POINT; THENCE N 25° 00' 55" W 118.81 FEET TO A POINT; THENCE ALONG THE ARC OF A 282.64 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 35° 03' 05" W 98.51 FEET TO A POINT; THENCE N 45° 05' 15" W 142.13 FEET TO A POINT; THENCE ALONG THE ARC OF A 124.07 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 22° 48' 34" W 94.07 FEET TO A POINT; THENCE N 0° 31' 52" W 85.90 FEET TO A POINT; THENCE ALONG THE ARC OF A 366.70 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 17° 28' 08" W 213.66 FEET TO A POINT; THENCE N 34° 24' 25" W 74.66 FEET TO A POINT; THENCE ALONG THE ARC OF A 391.24 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 23° 20' 23" W 150.20 FEET TO A POINT; THENCE N 12° 16' 21" W 154.06 FEET TO A POINT; THENCE ALONG THE ARC OF A 241.98 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 9° 33' 20" W 22.96 FEET TO A POINT; THENCE N 6° 50' 19" W 76.21 FEET TO A POINT; THENCE ALONG THE ARC OF A 105.83 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 33° 15' 19" W 94.17 FEET TO A POINT; THENCE N 59° 40' 19" W 101.67 FEET TO A POINT; THENCE ALONG THE ARC OF A 130.54 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 24° 14' 49" W 151.33 FEET TO A POINT; THENCE N 11° 10' 41" E 78.37 FEET TO A POINT; THENCE ALONG THE ARC OF A 79.37 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 49° 26' 31" W 137.79 FEET TO A POINT; THENCE S 69° 56' 17" W 171.34 FEET TO A POINT; THENCE ALONG THE ARC OF A 192.76 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 82° 38' 33" W 177.53 FEET TO A POINT; THENCE N 55° 13' 24" W 78.39 FEET TO A POINT; THENCE ALONG THE ARC OF A 137.42 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 85° 59' 18" W 140.58 FEET TO A POINT; THENCE S 63° 14' 47" W 95.12 FEET TO A POINT; THENCE ALONG THE ARC OF A 205.06 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 67° 35' 28" W 31.07 FEET TO A POINT; THENCE S 71° 56' 08" W 71.44 FEET TO A POINT; THENCE ALONG THE ARC OF A 159.09 FEET RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 63° 11' 10" W 48.40 FEET TO A POINT; THENCE S 54° 26' 13" W 71.31 FEET TO A POINT; THENCE ALONG THE ARC OF A 123.60 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 38° 25' 12" W 68.21 FEET TO A POINT; THENCE S 22° 24' 11" W 32.47 FEET TO A POINT; THENCE ALONG THE ARC OF A 121.98 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 31° 44' 01" W 39.58 FEET TO A POINT; THENCE S 41° 03' 53" W 55.24 FEET TO A POINT; THENCE ALONG THE ARC OF A 104.43 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 26° 01' 29" W 54.20 FEET TO A POINT; THENCE S 10° 59' 05" W 80.54 FEET TO A POINT; THENCE ALONG THE ARC OF A 132.98 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 20° 12' 12" E 137.73 FEET TO A POINT; THENCE S 51° 23' 29" E 87.69 FEET TO A POINT; THENCE ALONG THE ARC OF A 181.02 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 34° 24' 29" E 105.75 FEET TO A POINT; THENCE S 17° 25' 28" E 30.38 FEET TO A POINT; THENCE ALONG THE ARC OF A 148.13 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 27° 33' 03" E 52.09 FEET TO A POINT; THENCE S 37° 40' 38" E

CENTER LINE DESCRIPTION
25 FOOT WIDE ROAD AND UTILITY EASEMENT
FOR THE BENEFIT OF PARCELS 2 AND 3
CONTINUED

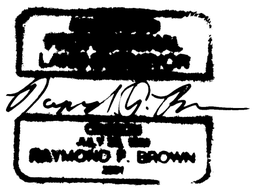
50.83 FEET TO A POINT; THENCE ALONG THE ARC OF A 198.31 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 27° 36' 10" E 69.38 FEET TO A POINT; THENCE S 17° 31' 41" E 66.19 FEET TO A POINT; THENCE ALONG THE ARC OF A 115.87 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 12° 20' 46" W 115.43 FEET TO A POINT; THENCE S 42° 13' 13" W 55.86 FEET TO A POINT; THENCE ALONG THE ARC OF A 135.01 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 57° 53' 42" W 72.95 FEET TO A POINT; THENCE S 73° 34' 10" W 48.67 FEET TO A POINT; THENCE ALONG THE ARC OF A 111.65 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 56° 19' 05" W 66.22 FEET TO A POINT; THENCE S 39° 04' 00" W 46.30 FEET TO A POINT; THENCE ALONG THE ARC OF A 29.49 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 59° 27' 21" W 58.33 FEET TO A POINT; THENCE N 72° 01' 18" E 54.01 FEET TO A POINT; THENCE ALONG THE ARC OF A 85.93 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 11° 48' 35" E 30.47 FEET TO A POINT; THENCE N 1° 35' 51" E 62.97 FEET TO A POINT; THENCE ALONG THE ARC OF A 76.06 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 13° 38' 59" W 40.01 FEET TO A POINT; THENCE ALONG THE ARC OF A 46.69 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 63° 27' 34" W 52.98 FEET TO A POINT; THENCE S 81° 58' 42" W 56.40 FEET MORE OR LESS TO A POINT LOCATED ON THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND THERE TERMINATING.

CENTER LINE DESCRIPTION
15 FOOT WIDE WATER LINE EASEMENT
FOR THE BENEFIT OF PARCEL 2

BEGINNING AT A POINT LOCATED ON THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT BEARS S 49° 58' 20" W 1730.34 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE CENTER LINE OF A 15 FOOT WIDE WATER LINE EASEMENT, S 64° 36' 20" W 116.18 FEET TO A POINT AND THERE TERMINATING.

PARTITIONER AND LEGAL OWNER OF RECORD;
JONES FAMILY LIVING TRUST
7516 NORTH MYRTLE ROAD
MYRTLE CREEK, OREGON

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: WELL/SPRINGS
SEWER DISPOSAL: SEPTIC
ZONING: FARM FOREST (FF)
COMPREHENSIVE PLAN DESIGNATION:
FARM FOREST TRANSITIONAL (FFT)



EXP. 12/31/2015

PREPARED BY:
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APPROVALS:

Keith L. Cubic — DOUGLAS COUNTY PLANNING DEPARTMENT — DATE 12/16/15

Kristian O. DeStoet — DOUGLAS COUNTY SURVEYOR'S OFFICE — DATE 12-16-2015

CERTIFICATION OF TAX PREPAYMENT:

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

Jason Pencin — DOUGLAS COUNTY TAX COLLECTOR — DATE 12/16/15

DECLARATION:

I, JOHN CLINTON JONES, TRUSTEE OF THE JONES FAMILY LIVING TRUST, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED AND THE EASEMENTS SHOWN TO BE CREATED AS SET FOURTH, IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.075.

John L Jones — JOHN CLINTON JONES - TRUSTEE, JONES FAMILY LIVING TRUST — DATE 12-15-15

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 201__, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN CLINTON JONES AS TRUSTEE OF THE JONES FAMILY LIVING TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARY.

Carmen Miles — NOTARY PUBLIC
NOTARY PUBLIC - OREGON
COMMISSION NUMBER 940745
MY COMMISSION EXPIRES 07/19/2019

OFFICIAL STAMP
MARIA DEL CARMEN MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 940745
MY COMMISSION EXPIRES JULY 19, 2019

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