

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2016-005142
 NO FEE
 03/18/2016 08:45:10 AM
 PLAT-PAR Cnt=1 Stn=33 HEDI
 This is a no fee document

FILED THIS THE 18th DAY OF MARCH, 2016 @ 8:45 A.M.



LAND PARTITION WITH ADJUSTMENT OF COMMON BOUNDARY LINE

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 15-010

LOCATED IN THE:
 N.W. 1/4, SECTION 33,
 TOWNSHIP 30 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

Patricia K. Hitt
 DOUGLAS COUNTY CLERK
 3/18/16
 DATE

- LINE INDEX:**
- A S 23°48'25" W 10.73'
 - B S 36°41'24" W 19.26'
 - C S 58°00'57" W 23.27'
 - D S 68°46'10" W 27.49'
 - E S 89° 47' 12" E 124.99'
(N 89° 47' 27" E 125.00') PER M 57-57
 - F S 89° 36' 07" E 83.03'
(N 89° 47' 27" E 83.05') PER M 57-57
 - G S 89° 34' 23" E 93.14'
(N 89° 57' 47" E 93.10') PER M 57-57

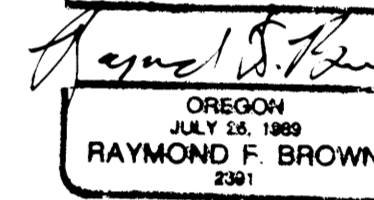
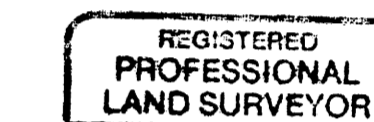
- LEGEND**
- △ CALCULATED POINT
 - FD. 5/8" IRON ROD PER M 68-79
 - ⊗ FD. 5/8" IRON ROD PER M 57-57
 - ⊙ FD. 1" IRON PIPE PER M 68-79
 - ⊕ FD. 3/4" IRON BOLT WITH NUT
 - FD. 1 1/4" IRON BAR AS PER M 68-79
 - ⦿ FD. 1" IRON PIPE AS PER RENEWAL #300140
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED MKD. "R. BROWN P.L.S. 2391"
 - ()-1 RECORD AS PER M 68-79

PARTITIONERS AND LAND OWNERS:
 LARRY K. AND CAROL A. LINTON
 207 FAVER DRIVE
 RIDDLE, OREGON 97469

TOTAL NUMBER OF PARCELS: 2 (TWO)
 WATER SOURCE: WELL
 SEWER DISPOSAL: SEPTIC
 ZONING: AW / RR
 COMPREHENSIVE PLAN DESIGNATION: FFT / RC2

UNIT 1
 BEFORE ADJUSTMENT: 14.38 ± ACRES
 AFTER ADJUSTMENT: 12.97 ± ACRES

UNIT 2
 BEFORE ADJUSTMENT: 1.00 ± ACRES
 AFTER ADJUSTMENT: 2.40 ± ACRES



EXP. 12/31/2017

PREPARED BY:
 RAYMOND F. BROWN - P.L.S. #2391
 P.O. BOX 539
 CANYONVILLE, OREGON 97417
 PHONE: (541) 839-6185

SURVEYOR'S CERTIFICATE:
 I, RAYMOND F. BROWN, HEREBY, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON: THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown
 RAYMOND F. BROWN - P.L.S. #2391
 3/10/2016
 DATE

LEGAL DESCRIPTION:
 THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON.

ALL THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 1996-18924, DEED RECORDS, DOUGLAS COUNTY, OREGON. LESS ANY PARTS SOLD, IF ANY.

NARRATIVE:
 PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING MONUMENTS PER SURVEY MAP FILE NUMBER M 68-79 CONTROLLED THE EXTERIOR BOUNDARIES. DIVISION INSIDE THE EXTERIOR BOUNDARIES WERE PER OWNER PLACEMENT. LAND PARTITION TO BE COMPLETED FIRST, WITH THE ADJUSTMENT OF PARTITIONED PARCELS TO FOLLOW.

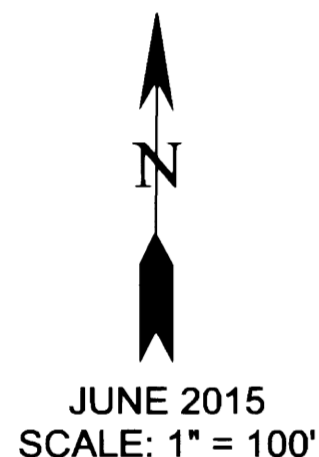
FOR LEGALS OF ADJUSTMENTS AND COVENANTS, IF ANY. SEE DEED REFERENCE NUMBER 2016-005091, DEED RECORDS, DOUGLAS COUNTY, OREGON

APPROVALS:
Keith J. Cubic
 DOUGLAS COUNTY PLANNING DEPARTMENT DIRECTOR
 3/17/16
 DATE

Kristian O. De Santis
 DOUGLAS COUNTY SURVEYOR
 3/17/2016
 DATE

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

Joel Hanson
 DOUGLAS COUNTY TAX COLLECTOR
 3/17/16
 DATE



DECLARATION:
 WE, LARRY K. & CAROL A. LINTON, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED AND EASEMENTS CREATED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.075.

Larry K. Linton
 LARRY K. LINTON
 3-16-16
 DATE

Carol A. Linton
 CAROL A. LINTON
 3-16-16
 DATE

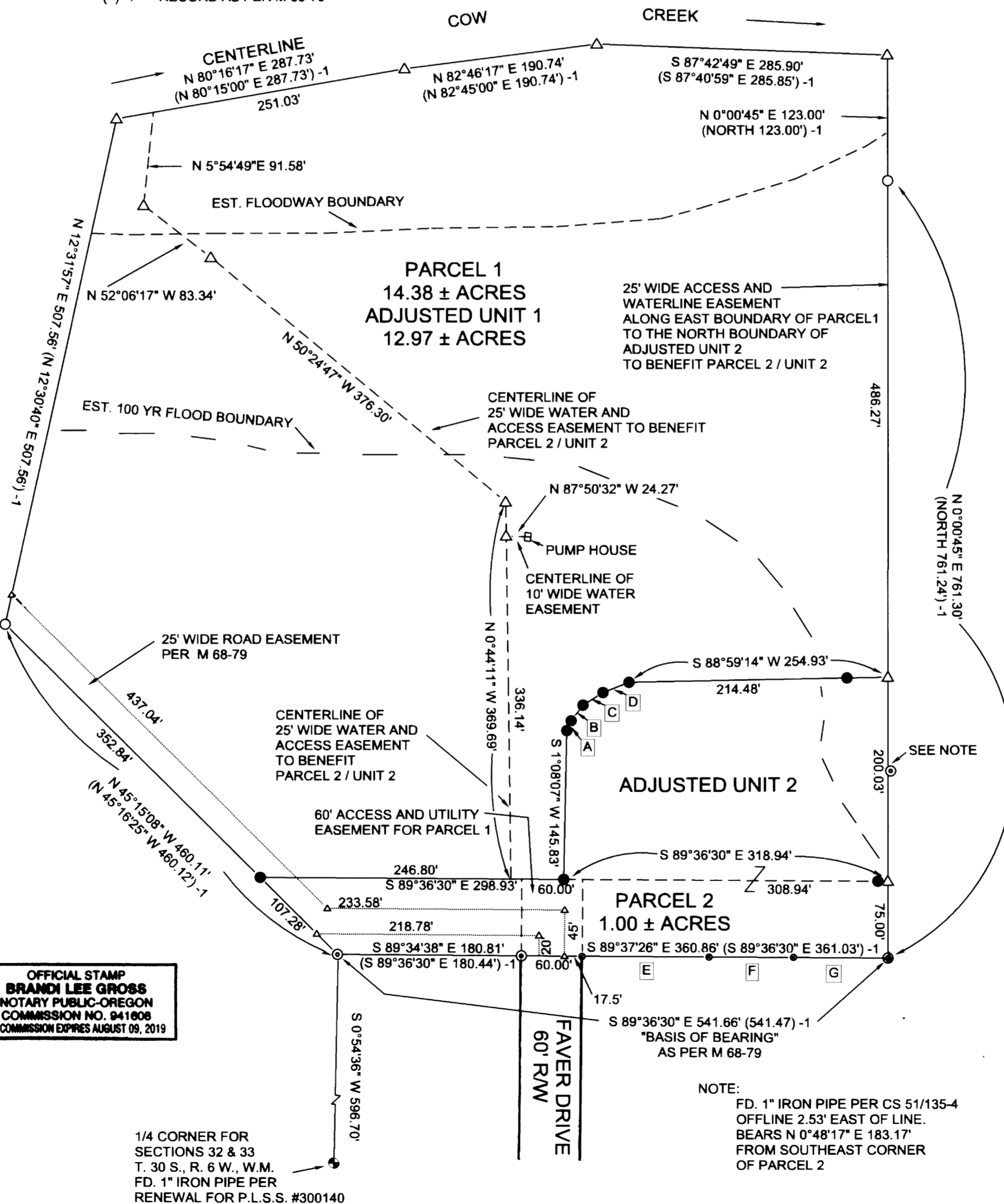
ACKNOWLEDGEMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS
 PERSONALLY APPEARED THE ABOVE NAMED, LARRY K. & CAROL A. LINTON, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.



Brandi Lee Gross
 PRINTED NAME

Brandi Lee Gross
 SIGNATURE NOTARY PUBLIC OREGON

COMMISSION NUMBER: 741608
 MY COMMISSION EXPIRES: Aug. 9, 2019



NOTE:
 FD. 1" IRON PIPE PER CS 51/135-4 OFFLINE 2.53' EAST OF LINE. BEARS N 0°48'17" E 183.17' FROM SOUTHEAST CORNER OF PARCEL 2

1/4 CORNER FOR SECTIONS 32 & 33 T. 30 S., R. 6 W., W.M. FD. 1" IRON PIPE PER RENEWAL FOR P.L.S.S. #300140

2016-0005

2016-0005