

2016-0008

Douglas County Official Records
Patricia K. Hitt, County Clerk
2016-007126
NO FEE
04/27/2016 01:41:45 PM
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND BEING PARCELS 1 AND 2 AS DESCRIBED IN INSTRUMENT NUMBER 2009-12561, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1 LOCATED ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAN SOUCI DRIVE (DOUGLAS COUNTY ROAD 326A); THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY, SOUTHERLY ALONG THE WEST BOUNDARY OF SAID PARCEL 1, SOUTH 00°15'43" WEST, 840.70 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1, SOUTH 89°50'17" EAST, 393.59 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1, BEING THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2, SOUTH 89°54'32" EAST, 24.88 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID PARCEL 2, NORTH 00°09'00" WEST, 393.68 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 2 AND A PORTION OF THE EAST BOUNDARY OF PARCEL 1, NORTH 89°56'21" WEST, 49.83 FEET TO A 5/8-INCH IRON ROD BEING ON SAID EAST BOUNDARY; THENCE NORTHERLY ALONG SAID EAST BOUNDARY THE FOLLOWING COURSES: NORTH 00°08'04" WEST, 282.22 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°52'06" EAST, 22.41 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°19'42" WEST, 616.49 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SAN SOUCI DRIVE; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 54°31'09" WEST, 117.81 FEET TO A POINT; THENCE SOUTH 41°27'33" WEST, 290.17 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 31°11'00" WEST, 140.34 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 25°30'18" WEST, 49.51 FEET TO POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 9.92 ACRES (432,013 SQUARE FEET), MORE OR LESS.

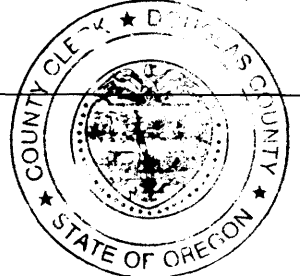
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 AND PARCEL 2 OF INSTRUMENT NUMBER 2009-12561, DEED RECORDS OF DOUGLAS COUNTY, INTO 2 PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE WEST AND SOUTH BOUNDARIES WERE ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD AS SHOWN. THE SOUTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF SAID WEST AND SOUTH BOUNDARIES AND A MONUMENT WAS SET AS SHOWN. THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD AS SHOWN. THE NORTHEAST CORNER WAS ESTABLISHED AT RECORD DISTANCE FROM THE MOST NORTHERLY FOUND MONUMENT ON SAID EAST BOUNDARY AS SHOWN. NO MONUMENT WAS SET. THE WESTERLY PORTION OF THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAN SOUCI WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD AS SHOWN. THE EASTERLY PORTION OF SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY WAS ESTABLISHED BY PROPORTIONING RECORD BEARING AND DISTANCES BETWEEN THE REESTABLISHED NORTHEAST CORNER AND THE MOST EASTERLY FOUND MONUMENT ON SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY. NO MONUMENTS WERE SET ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY. MONUMENTS WERE THEN SET IN ORDER TO ESTABLISH THE NEWLY CREATED PARCEL BOUNDARIES AS SHOWN.

APPROVALS:

Keith L. Cubic 4/20/16
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Kristian O. Deshott 4/20/2016
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Jessie Busby 4/27/2016
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 27th DAY OF April, 2016, 1:41 O'CLOCK AM, PM
Patricia K. Hitt 4/27/16
DOUGLAS COUNTY CLERK DATE

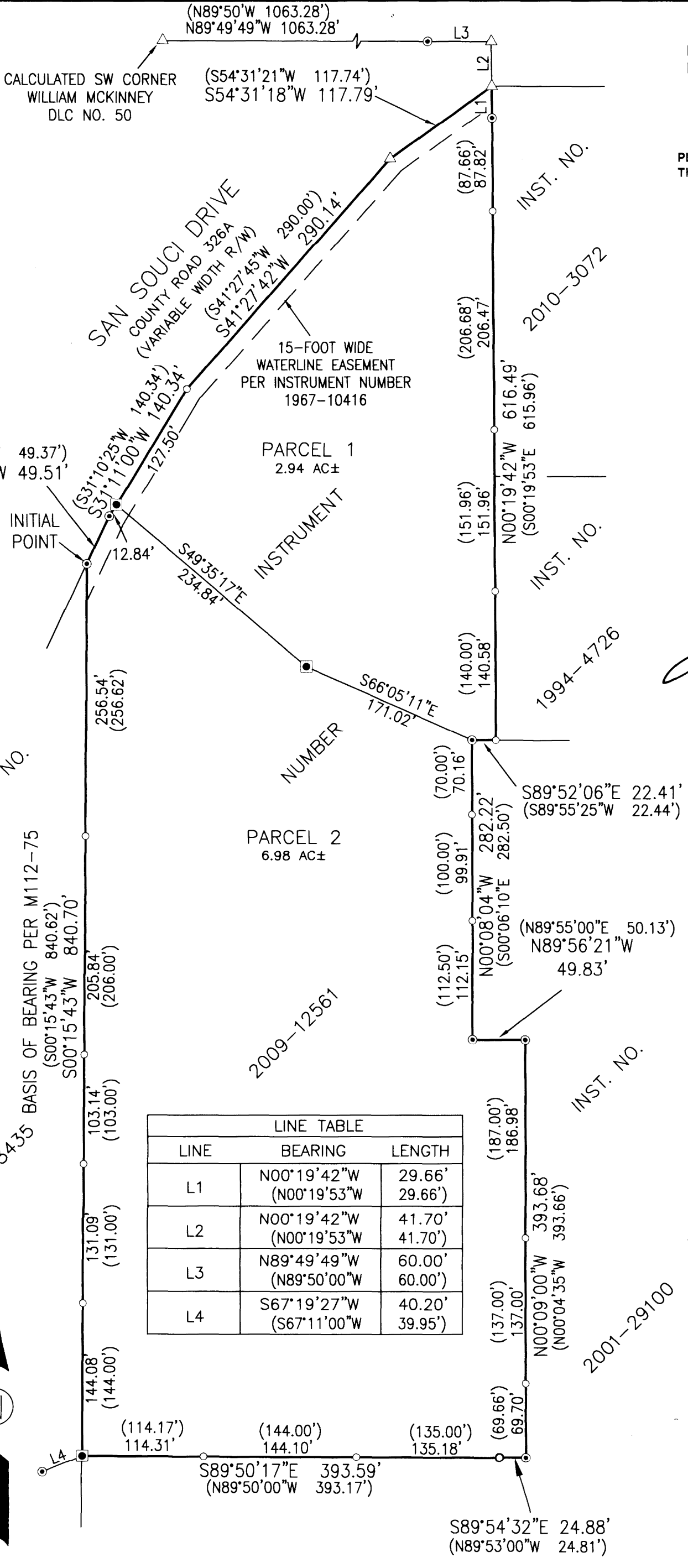
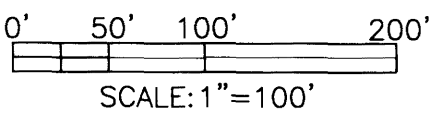


LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "SHANER ENGR. RLS 430" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- RECORD PER DOUGLAS COUNTY SURVEY M112-75
- FIELD CREW: JEREMY LEONARD AND NOLAN FROMDAL
- EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR
- OFFICE: BRENT KNAPP
- DRAFTING: BRENT KNAPP

PLANNING DEPARTMENT FILE NO. 15-014

SURVEYED BY: i.e. ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	SURVEYED FOR: JAY DANIELSON 564 SAN SOUCI DR. ROSEBURG, OR 97470	DWG. BY: BHK PM: BHK SCALE: AS SHOWN	PAGE: 1 OF 1 JOB NO: 2669-01 DATE: 08/05/2015
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LINE	BEARING	LENGTH
L1	N00°19'42"W (N00°19'53"W)	29.66' 29.66'
L2	N00°19'42"W (N00°19'53"W)	41.70' 41.70'
L3	N89°49'49"W (N89°50'00"W)	60.00' 60.00'
L4	S67°19'27"W (S67°11'00"W)	40.20' 39.95'

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAY DANIELSON AND KIMBERLEE DANIELSON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

Jay Danielson 9-29-2015
JAY DANIELSON DATE
Kimberlee Danielson 9-29-2015
KIMBERLEE DANIELSON DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF September, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAY DANIELSON AND KIMBERLEE DANIELSON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 928277
MY COMMISSION EXPIRES: May 8, 2018

EASEMENTS OF RECORD:

A WATER SYSTEM EASEMENT PER INSTRUMENT NUMBER 1975-11606 IS NOT LOCATABLE PER THE DOCUMENT DUE TO AMBIGUOUS CALLS IN THE EASEMENT DESCRIPTION. THE EASEMENT FALLS OVER THE EXISTING WATER TRANSMISSION LINE AND COULD BE LOCATED WITH A UTILITY LOCATE. THIS FALLS OUTSIDE OF THE SCOPE OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116
EXPIRES: 06/30/2017

LAND PARTITION
LOCATED IN THE NW AND SW QUARTERS OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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