

Douglas County Official Records
 Patricia K. Hitt, County Clerk

2016-008751



NO FEE

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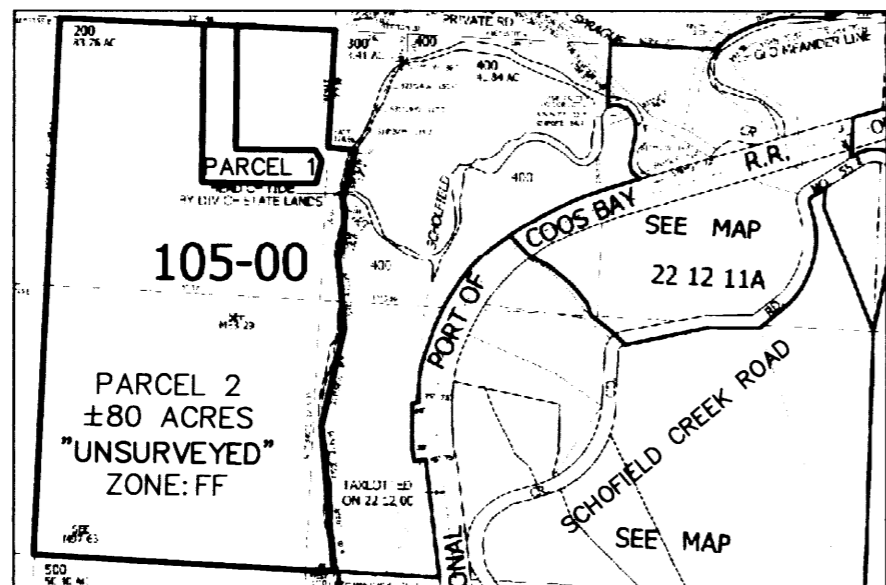
PLAT-PAR Cnt=1 Stn=33 HED1
 This is a no fee document

FINAL PARTITION PLAT
 LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE NE
 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 22
 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

FOUND 2 1/2"
 BRASS CAP NW1/16

BASIS OF BEARING
 S89°33'56"E 1301.32'
 (S89°33'56"E 1301.48')R1
 19.72 CHAINS

FOUND 2 1/2"
 BRASS CAP CN1/16



CL 25' ACCESS EASEMENT FOR PARCEL 2
 LINE BEARING HORZ. DIST.
 E5 S53°22'30"W 119.85'
 E6 S53°22'30"W 68.65'

CL 25' ACCESS EASEMENT FOR PARCEL 1
 LINE BEARING HORZ. DIST.
 E1 N78°52'55"W 124.99'
 E2 S78°22'00"W 155.80'
 E3 N73°21'15"W 92.72'
 E4 S53°22'30"W 48.83'

CL 25' ACCESS EASEMENT FOR PARCEL 2
 LINE BEARING HORZ. DIST.
 E7 S09°57'51"W 156.94'
 E8 S01°59'30"W 32.25'
 E9 S04°06'10"E 77.08'
 E10 S08°38'25"E 22.91'
 E11 S30°35'29"W 30.50'
 E12 S07°49'20"W 16.70'
 E13 S00°12'49"W 73.33'
 E14 S19°33'58"E 43.21'
 E15 S35°09'03"E 70.83'
 E16 S50°04'37"W 38.72'

PARCEL 2
 ±80 ACRES
 "UNSURVEYED"
 ZONE: FF

130' LIMIT PRIMARY AND SECONDARY
 FUEL-FREE BUILDING SETBACK ZONE

FLOODWAY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Ralph E. Dunham

OREGON
 JULY 25, 1990
 RALPH E. DUNHAM
 2443
 EXPIRES 12/31/17

ZONING:

PARCEL 1 AND PARCEL 2 ARE WITH IN THE FARM
 FOREST TRANSITIONAL (FFT) AS DESIGNATED BY THE
 COMPREHENSIVE PLAN AND ZONED (FF) FOREST
 FARM, PARCEL 2 IS SUBJECT TO FLOODPLAIN
 OVERLAY (FP). PARCEL 1 & 2 ARE IN THE COASTAL
 PLANNING ADVISORY COMMITTEE (PAC)

BENCHMARK SC-9 BEARS
 S 32°54' E, 2480 FEET +/- 50 FEET
 BEING A FOUND BRASS CAP SET IN
 CONCRETE 8FT WEST OF WEST EDGE
 COUNTY ROAD MARKED BY A COUNTY
 SURVEY MONUMENT PADDLE AT THE BASE
 OF A 28 INCH FIR TREE.

BENCHMARK SC-9 ALSO BEARS
 S 69°11' E, 940 FEET +/-
 50 FEET FROM THE
 SOUTH EAST CORNER OF PARCEL 2

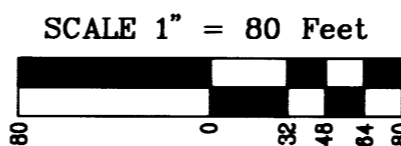
100 YEAR
 FLOOD ZONE
 ELV=15'

- LEGEND
- ⊙ FOUND MONUMENT AS NOTED
 - SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
 - CALCULATED POSITION
 - ▨ FLOOD PLAIN
 - EXISTING CENTER LINE LOCATION OF POWER LINE
 - - - CENTERLINE OF ROAD EASEMENTS

BASIS OF BEARING
 M33-29

REFERENCE SURVEYS

- R1) M33-29 BY R. I. HINTZ JAN. 1968
- R2) M97-63 BY B. W. HOLT OCT. 1984
- R3) M24-26 BY C. A. STEPHENS OCT. 1962



2016-0013 A

2016-0013 A

Stuntzner
 Engineering & Forestry, LLC

705 S. 4TH ST.
 P.O. BOX 118
 COOS BAY, OREGON 97420

PHONE: (541) 267-2872
 FAX: (541) 267-0588
 www.stuntzner.com
 Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB # 115-3-199	PREPARED FOR:	George Heiligman
DATE: Mar. 30, 2016		P.O. Box 21345
DRAWN BY: JDT		Eugene, OR 97420
CHECKED BY: RED	FILE NAME: FINAL HEILIGMAN.dwg	SHEET 1 OF 2

2016-0013 B

OWNERS / PARTITIONER:

GEORGE L. HEILIGMAN
PO BOX 21345
EUGENE, OR 97402

**A PARTITION OF LAND
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF AND THE
NE 1/4 OF THE SW 1/4 SECTION 11 TOWNSHIP 22 SOUTH,
RANGE 12 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
PLANNING FILE No. 15-032, AUGUST 18, 2015**

OWNERS DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GEORGE LEE HEILIGMAN III REVOCABLE LIVING TRUST IS THE OWNER 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 #15-032, DATED AUGUST 18TH, 2015 DOUGLAS COUNTY, PLANNING DEPARTMENT. SAID OWNER HEREBY CAUSES THE 25 FOOT ACCESS EASEMENTS TO BE CREATED FOR THE BENEFIT OF, AND APPURTENANT TO PARCELS 1 & 2.

George L. Heiligman III Trustee
GEORGE LEE HEILIGMAN III, TRUSTEE

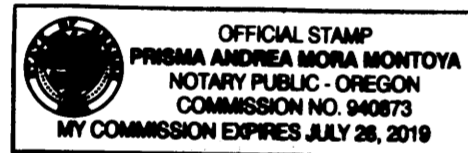
STATE OF OREGON
COUNTY OF DOUGLAS
ON THE 20 DAY OF MAY, 2016, PERSONALLY APPEARED BEFORE ME GEORGE L. HEILIGMAN III AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

WITNESS BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.
Prisma Andrea Mora Montoya
NOTARY PUBLIC FOR OREGON (SIGNATURE)

NOTARY PRINTED NAME: Prisma Andrea Mora Montoya

COMMISSION EXPIRES: July 26, 2019

COMMISSION NUMBER: 940873



APPROVALS

Kurtian O. DeHoot 5/31/2016
DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubie 5/31/16
DIRECTOR, DOUGLAS COUNTY, OREGON DATE
PLANNING DEPARTMENT

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

Jessie W. Kunkin 5/31/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31st DAY OF MAY, 2016, 12:20 O'CLOCK AM/PM

Patricia K. Hitt 5/31/16
COUNTY CLERK DATE



EASEMENTS & RESERVATIONS

RESERVATION BY: Oscar B. Hinsdale and Evangeline Hinsdale
PURPOSE: STANDING TIMBER, BUILDING, MAINTENANCE AND OPERATION OF LOGGING ROADS, AND FREE USE OF SCHOLFIELD CREEK
RECORDING DATE: JUNE 22, 1908
RECORDING No: Volume 59, Page 302

EASEMENT GRANTED TO: DOUGLAS ELECTRIC COOPERATIVE, Inc., a corporation FOR TRANSMISSION LINES
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 29, 1955
RECORDING No: Volume 247, Page 824, Recorder's No. 203673
RECORDING No: Volume 247, Page 832, Recorder's No. 203677
AFFECTS: NO SPECIFIC LOCATION GIVEN

EASEMENT GRANTED TO: CABLE T.V. CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 30, 1957
RECORDING No: Volume 270, Page 438, Recorder's No. 238726
RECORDING No: Volume 270, Page 441, Recorder's No. 238727
AFFECTS: NO SPECIFIC LOCATION GIVEN

EASEMENT GRANTED TO: ADJACENT PROPERTIES
PURPOSE: ROADWAY PURPOSES
RECORDING DATE: APRIL 8, 1968
RECORDING No: Volume 406, Page 315, Recorder's No. 68-3372
AFFECTS: AS SET FORTH IN DOCUMENT

ACCESS & RIGHTS - OF - WAY

ACCESS TO THE SUBJECT PROPERTY IS OVER A RAILROAD CROSSING EASEMENT AND IS SUBJECT TO PERMIT, LIMITATIONS OR REVOCATION THEREOF FROM THE RAIL ROAD OR OTHER CONTROLLING AGENCY. SUBJECT PROPERTY HAS ACCESS FROM SCHOFIELD ROAD (COUNTY ROAD No. 55), THENCE VIA THORTON-OAR LANE PER RECORDED EASEMENT (DEED REFERENCE No. 1964-8487)

NONEXCLUSIVE RESORCE MANAGMENT COVENANT

PARCEL 1; INST. # 2016-008028
PARCEL 2; INST. # 2016-008027
PARCEL 2; INST. (DWELLING RESTRICTION) # 2016-008026

FIRE SITING STANDARDS COVENANT

PARCEL 1; INST. # 2016-008025

FLOOD PLAIN MONUMENT WAIVER

FLOOD PLAIN MONUMENT REQUIREMENTS HAVE BEEN WAIVED BY DOUGLAS COUNTY SURVEYOR. DOUGLAS COUNTY SURVEYORS OFFICE HAS DELIVER COPY OF WAIVER TO PLANNING DEPARTMENT TO KEEP IN FILE NO. 15-032.

BENCHMARK STATION SC-9, DESIGNATION S-058, T.22S., R12W., SECTION 11. LOCATED ALONG THE WEST EDGE OF CO ROAD 55 (SCHOLFIELD ROAD) APPROXIMATELY 2.5 MILES SOUTH OF HWY 38. BENCHMARK IS A BRASS CAP SET IN CONCRETE CYLINDER CAP IS STAMPED SC-9 1973. COUNTY MONUMENT POST BEARS N 64° W 2 FEET.

BENCHMARK SC-9 BEARS SOUTH 32°54' EAST 2,480 FEET +/- 50 FEET FROM THE SOUTH EAST CORNER OF PARCEL 1.

BENCHMARK SC-9 BEARS SOUTH 69°11' EAST 940 FEET +/- 50 FEET FROM THE SOUTH EAST CORNER OF PARCEL 2.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION 3.76 ACRES +/- FROM THE EXISTING 83.76 ACRES +/- PROPERTY PER DEED IN BOOK VOLUME 713 PAGE 215 INTO TWO PARCELS. THE NORTHWEST 1/16 LINE OF SECTION 11 WAS HELD AS THE NORTHERLY BOUNDARY PER FOUND MONUMENTS FROM HINTZ'S SURVEY (M33-29). THE 25' ACCESS EASEMENT FOR PARCEL 1 THROUGH PARCEL 2 FROM THORTON-OAR LANE WAS ESTABLISHED BY SURVEYING THE CENTERLINE OF THE EXISTING GRAVEL ROAD. THAT ACCESS EASEMENT CONTINUES ALONG SAID GRAVEL ROAD THROUGH THE NEWLY CREATED PARCEL 1 TO GRANT ACCESS FOR PARCEL 2 THROUGH PARCEL 1 ALONG THE EXISTING GRAVEL ROAD LOCATION. THE PARTITION LINE WAS ESTABLISHED PER DIRECTION OF THE OWNER AND WAS COMPLETED IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING APPROVAL FILE No.15-032, APPROVAL DATED AUGUST 18, 2015. THE EXISTING HOME, SANITARY LEACH FIELD AND HOME WATER SOURCE ARE ALL CONTAINED WITH IN THE BOUNDARY OF PARCEL 1.

THE EXTERIOR BOUNDARIES OF SAID PARENT PARCEL IS BASED ON DEED #79-05354; VOLUME 713, PAGE 215 BOOK OF RECORDS AND EXISTING MONUMENTATION PER COUNTY SURVEY RECORDS M33-29, M24-26 AND M97-63

SURVEYOR'S CERTIFICATE

I, RALPH E. DUNHAM HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE CORRECTLY MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP.

DESCRIPTION:

THE PARTITION BOUNDARY TO WHICH IS DESCRIBED AS FOLLOWS:

THE SE 1/4 OF THE NW 1/4 SECTION 11 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, AND THAT PORTION AS FOLLOWS: COMMENCING AT THE CN 1/16 OF SAID SECTION 11; THENCE SOUTH 0° 41' 14" WEST ALONG THE CENTER LINE OF SAID SECTION, 563.30 FEET TO THE POINT OF BEGINNING; THENCE EAST 118.86 FEET TO A POINT ON THE LEFT BANK OF SCHOFIELD CREEK; THENCE CONTINUING FOR AN ADDITIONAL DISTANCE OF 10 FEET TO THE CENTER LINE OF SCHOFIELD CREEK; THENCE UPSTREAM ALONG SAID CENTERLINE OF SCHOFIELD CREEK AS FOLLOWS; SOUTH 14° 13' WEST 236.9 FEET; THENCE SOUTH 9° 17' EAST 133.3 FEET; THENCE SOUTH 9° 08' WEST 132.8 FEET; THENCE SOUTH 4° 51' EAST 365.5 FEET; THENCE SOUTH 11° 52' WEST 457.0 FEET; THENCE SOUTH 4° 47' EAST 305.3 FEET; THENCE SOUTH 8° 30' EAST 407.9 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID CENTER LINE OF SCHOFIELD CREEK WEST 145 FEET TO THE CS 1/16 CORNER; THENCE NORTH 1° 53' 40" EAST ALONG THE CENTER SECTION LINE 1285.33 FEET TO THE CENTER OF SAID SECTION 11; THENCE NORTH 0°41' 14" EAST ALONG THE CENTER SECTION LINE 726.81 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.



Ralph E. Dunham
OREGON
JULY 25, 1990
RALPH E. DUNHAM
2443
EXPIRES 12/31/17

Stuntzner Engineering & Forestry, LLC
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	SHEET 2 OF 2

2016-0013 B