



FILED THIS THE 20TH DAY OF JUNE, 2016 @ 10:23 AM.

Patricia K. Hitt
DOUGLAS COUNTY CLERK

LAND PARTITION

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 15-001

Douglas County Official Records
Patricia K. Hitt, County Clerk 2016-009797



NO FEE

06/20/2016 10:23:03 AM
PLAT-PAR Cnt=1 Stn=33 HEDI
This is a no fee document

LOCATED IN THE:
N.W. 1/4, SECTION 34,
TOWNSHIP 30 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON

LEGEND

- △ CALCULATED POINT
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R.BROWN P.L.S. 2391"
- ⊙ FD. 5/8" IRON ROD AS PER COUNTY ROAD 1 R/W (PG. 20 OF 22)
- FD. 3/4" IRON ROD AS PER M 25-8
- ⊙ FD. BRASS CAP AS PER 2006 BLM DEPENDENT RESURVEY
- ()-1 RECORD AS PER COUNTY ROAD 1 R/W (PG. 20 OF 22)
- ()-2 RECORD AS PER 2006 BLM DEPENDENT RESURVEY
- ()-3 RECORD AS PER M 25-8

APPROVALS:

Keith L. Cubic 6/17/16
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Kristian A. DuFort 6/17/2016
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

CERTIFICATION OF TAX PREPAYMENT:

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

Scott Hansen 6/20/16
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION:

WE, LARRY R. AND ROBIN L. RIGGS, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS AND HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CH. 92, AND THE EASEMENTS SHOWN HEREON (VILLAGE LANE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1, 2, & 3 AND A 10 FOOT WIDE WATER LINE EASEMENT TO BENEFIT PARCELS 1 AND 3) TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

Larry R. Riggs 6-1-16
LARRY R. RIGGS DATE

Robin L. Riggs 6-1-16
ROBIN L. RIGGS DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED LARRY R. AND ROBIN L. RIGGS, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Brandi L. Gross
PRINTED NAME

Brandi L. Gross
SIGNATURE OF NOTARY PUBLIC OREGON

COMMISSION NUMBER 941608
MY COMMISSION EXPIRES Aug. 9, 2019



CENTER LINE 10 FOOT WATER LINE EASEMENT TO BENEFIT PARCELS 1 & 3

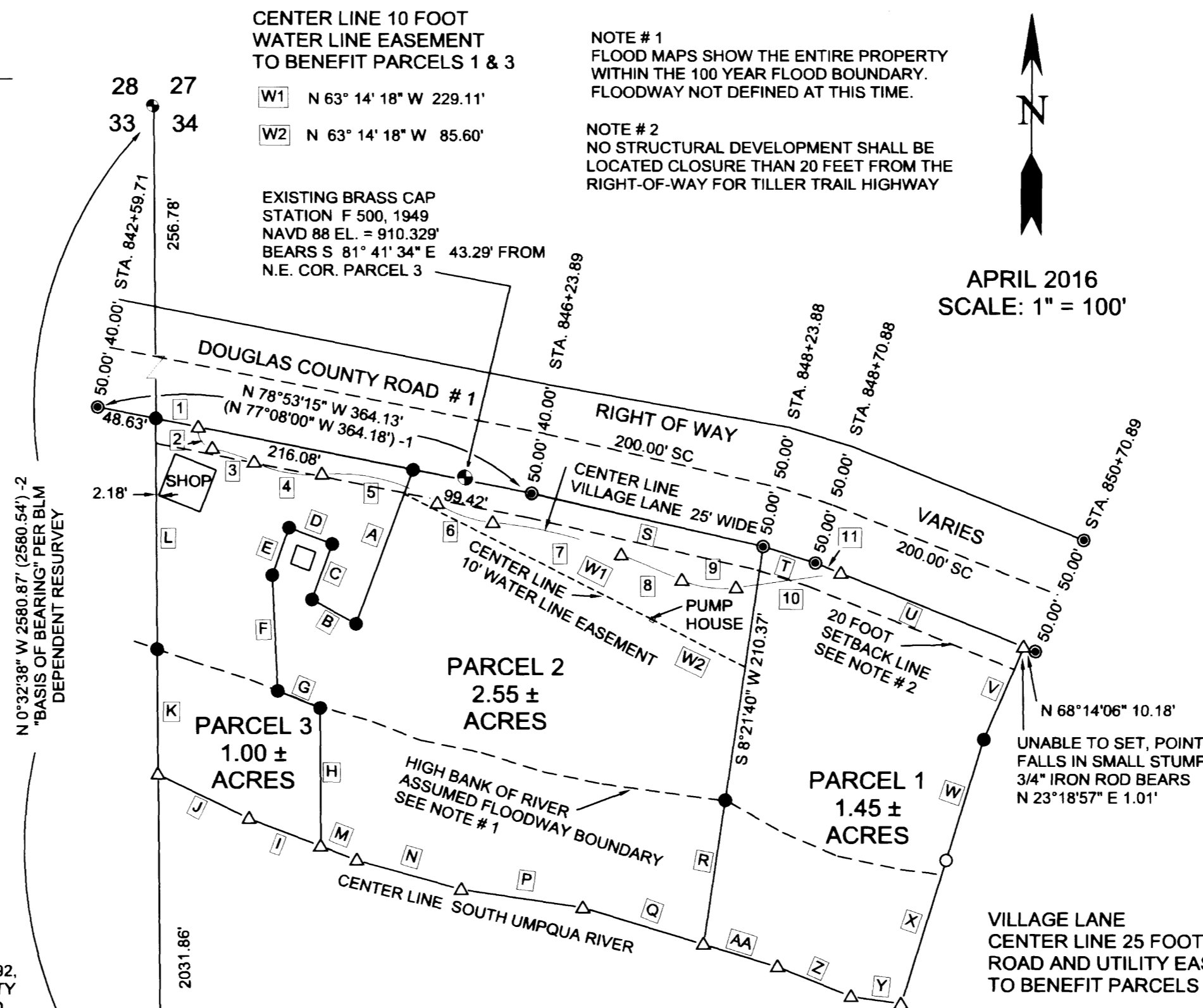
- W1 N 63° 14' 18" W 229.11'
- W2 N 63° 14' 18" W 85.60'

EXISTING BRASS CAP STATION F 500, 1949
NAVD 88 EL. = 910.329'
BEARS S 81° 41' 34" E 43.29' FROM N.E. COR. PARCEL 3

NOTE # 1
FLOOD MAPS SHOW THE ENTIRE PROPERTY WITHIN THE 100 YEAR FLOOD BOUNDARY. FLOODWAY NOT DEFINED AT THIS TIME.

NOTE # 2
NO STRUCTURAL DEVELOPMENT SHALL BE LOCATED CLOSURE THAN 20 FEET FROM THE RIGHT-OF-WAY FOR TILLER TRAIL HIGHWAY

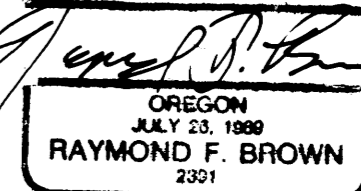
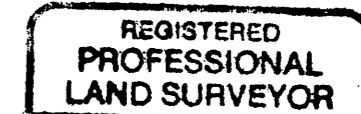
APRIL 2016
SCALE: 1" = 100'



LEGAL OWNERS AND PARTITIONERS:
LARRY R. AND ROBIN L. RIGGS
390 VILLAGE LANE
DAYS CREEK, OREGON 97417

TOTAL NUMBER OF PARCELS: 3 (THREE)
WATER SUPPLY: WELL
SEWER DISPOSAL: SEPTIC
ZONING: RURAL COMMUNITY COMMERCIAL
COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL

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



EXP. 12/31/2017

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING FIRST DULY SWORN, HEREBY CERTIFY, DEPOSE 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 5/26/16
RAYMOND F. BROWN - P.L.S. #2391 DATE

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

ALL THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 2004-6013, DEED RECORDS, DOUGLAS COUNTY, OREGON. LYING SOUTH OF THE EXISTING RIGHT OF WAY, DEFINED BY FEDERAL HIGHWAY ADMINISTRATION IN 1996, PAGE 20 OF 22. SUBJECT TO EASEMENTS OF RECORD DESCRIBED IN DEED REFERENCE NUMBER 2004-006013, 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. THE SECTION LINE CONTROLLED THE WEST BOUNDARY, COUNTY ROAD RIGHT OF WAY CONTROLLED THE NORTH BOUNDARY, CENTER OF THE SOUTH UMPQUA RIVER AS SURVEYED PER THIS LAND PARTITION CONTROLLED THE SOUTH BOUNDARY, AND SURVEY MAP FILE NUMBER M 25-8 CONTROLLED THE EAST BOUNDARY.

LINE INDEX:

- A S 20°17'49" W 134.93'
- B N 61°11'22" W 41.48'
- C N 20°10'18" E 48.78'
- D N 69°42'21" W 38.12'
- E S 19°10'54" E 41.26'
- F S 2°52'55" E 95.12'
- G S 68°06'51" E 37.42'
- H S 0°32'38" E 113.61'
- I N 69°01'04" W 63.04'
- J N 64°28'11" W 83.51'
- K N 0°32'38" W 102.99'
- L N 0°32'38" W 189.24'
- M S 69°01'04" E 31.96'
- N S 74°36'41" E 89.23'
- P S 81°35'53" E 101.16'
- Q S 73°16'26" E 103.79'
- R S 8°21'39" W 119.56'
- S N 77°11'46" W 195.58' (200.00' SC) -1
OFFSET SPIRAL CHORD
- T N 72°38'17" W 44.97'
R = 1095.92', L = 44.98', T = 22.49'
- U N 68°14'06" W 185.35'
OFFSET SPIRAL CHORD
- V N 23°18'57" E 82.98'
(N 24°32'00" E 84.06') -3
- W N 17°20'00" E 103.60'
(N 18°41'30" E 103.62') -3
- X N 17°20'00" E 123.14'
- Y S 82°00'35" E 41.55'
- Z S 68°08'56" E 65.28'
- AA S 73°16'26" E 63.59'

- 1 S 78° 52' 07" E 35.90'
- 2 R = 15.00', L = 23.56', T = 15.00'
LC = S 33° 52' 12" E 21.21'
- 3 R = 150.00', L = 36.17', T = 18.17'
LC = S 71° 57' 45" E 36.08'
- 4 R = 110.00', L = 57.60', T = 29.47'
LC = S 80° 03' 18" E 56.94'
- 5 R = 150.00', L = 99.48', T = 51.65'
LC = S 76° 03' 20" E 97.67'
- 6 R = 100.00', L = 48.87', T = 24.93'
LC = S 71° 03' 18" E 48.38'
- 7 R = 350.00', L = 109.54', T = 55.22'
LC = S 76° 05' 21" E 109.09'
- 8 S 67° 07' 24" E 54.38'
- 9 R = 84.54', L = 45.40', T = 23.26'
LC = S 82° 06' 33" E 44.85'
- 10 N 82° 06' 33" E 86.93' ±
- 11 N 68° 14' 06" W 22.97' ±

2016-0016

2016-0016