

2016-0029

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2016-017397



NO FEE

PLAT-PAR Cnt=1 Str=33 HAJOHNST  
11/07/2016 09:26:01 AM  
This is a no fee document

# A PARTITION PLAT FOR DOUG AND PAM HOWARD

LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING HOWARD PARCEL INTO TWO PARCELS AS SHOWN. INITIAL FIELD WORK INVOLVED LOCATING THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 23. ALSO THE EXISTING MONUMENTS ALONG COUNTY ROAD #28.

TO COMPLETE THE PROJECT IT WAS REQUIRED THAT PARCEL #1, THE SMALLER OF THE TWO PARCELS, BE SURVEYED. SAID SURVEYED PARCEL WAS CONTROLLED BY LAWSON CREEK ON THE WEST SIDE, THE COUNTY ROAD ON THE NORTH SIDE, AND WAS LOCATED AS REQUESTED BY THE HOWARDS TO THE SOUTH AND EAST. MISSING ROAD R/W MONUMENTS WERE SET.

EQUIPMENT: NIKON DTM 420 TOTAL STATION  
FIELD CREW: G.LANG; L.LANG  
CALCULATIONS: G.LANG

## LEGEND:

- FOUND BRASS CAP
- ⊗ FD 3/4" IRON ROD - CRRW
- ⊙ FOUND IRON PIPE AS NOTED
- FOUND 1" IRON ROD
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LANG SURVEYING"
- POINT IN LAWSON CREEK
- △ CALCULATED POINT
- ☒ WATER WELL
- [ ] RECORD PER SURVEY CS 58/149-2
- ( ) RECORD PER 1957 SURVEY OF CO. RD #28
- { } RECORD PER INST.#87-10619
- — — WEST LINE OF PARCEL 1

## SURVEYED BY:

GREGORY D. LANG  
7550 WILLIS CR RD  
WINSTON, OR 97496



## PARTITIONER:

DOUG AND PAM HOWARD  
3481 WINDY CREEK ROAD  
GLENDALE, OR 97547

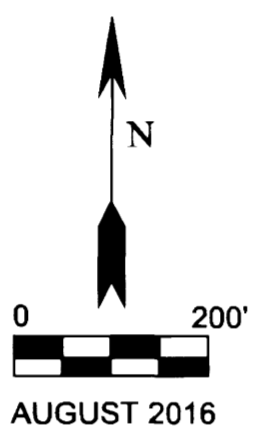
ZONING: FARM FOREST [FF]

COMP. PLAN: FARM FOREST TRANSITIONAL [FFT]

WATER: PARCEL 1 - WELL WATER  
PARCEL 2 - WELL WATER

SEWER: ON-SITE SEPTIC

PLANNING DEPT FILE #16-024



**RECORD EASEMENTS FROM TITLE REPORTS & DOCUMENTS PROVIDED BY THE OWNER**

RIGHT OF WAY EASEMENT TO INGHAM LUMBER CO. PER INST#4851 - BK.99, PG.79.  
COPCO POWER LINE EASEMENT PER INST#95900.  
COPCO POWER LINE EASEMENT PER INST#166141 & CORRECTED PER INST #169557.  
EASEMENT FOR WATER TRANSMISSION, INGRESS, EGRESS, ETC. PER INST#68-7909 - BK.412, PG.275.  
60' ROADWAY EASEMENT PER INST#68-7911 - BK.412, PG.280.  
RESERVATIONS IN DEED FROM INGHAM TIMBER CO. RECORDED IN INST#21910 - BK.103, PG.75  
100' WIDE COPCO RIGHT OF WAY EASEMENT PER INST#96499.  
20' WIDE COPCO RIGHT OF WAY EASEMENT PER INST#166140.  
EASEMENT AGREEMENT PER INST#69-9911.  
EASEMENT AGREEMENT PER INST#91-08664 - BK.1139, PG.695, WHICH SUPERCEDES AND REPLACES ABOVE EASEMENTS AS IDENTIFIED IN INST#4851 - BK.99, PG.79-80 & INST#69-9911 - BK.433, PG.153.  
NON-EXCLUSIVE EASEMENT PER INST#2002-16007 - BK.1878, PG.614.

## DECLARATION

WE, BRUCE DOUGLAS HOWARD AND PAMELA GAIL HOWARD, TRUSTEES OF THE HOWARD FAMILY TRUST, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED HEREON AND DOES HEREBY CAUSE SAID LANDS TO BE PARTITIONED AND THE 15' WELL EASEMENT TO BE CREATED AS SHOWN.

Bruce Douglas Howard 10/25/16  
BRUCE DOUGLAS HOWARD, TRUSTEE OF HOWARD FAMILY TRUST DATE

Pamela Gail Howard 10/25/16  
PAMELA GAIL HOWARD, TRUSTEE OF HOWARD FAMILY TRUST DATE

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON 10/27, 2016 BY BRUCE DOUGLAS & PAMELA GAIL HOWARD.

Carmen Miles

NOTARY PUBLIC - STATE OF OREGON  
MY COMMISSION EXPIRES: July 19, 2019



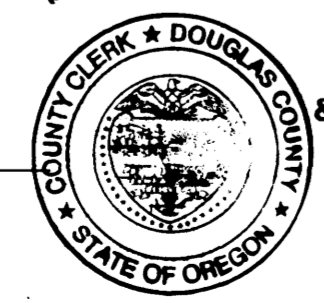
**APPROVALS**

Keith L. Cubic 11/1/16  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

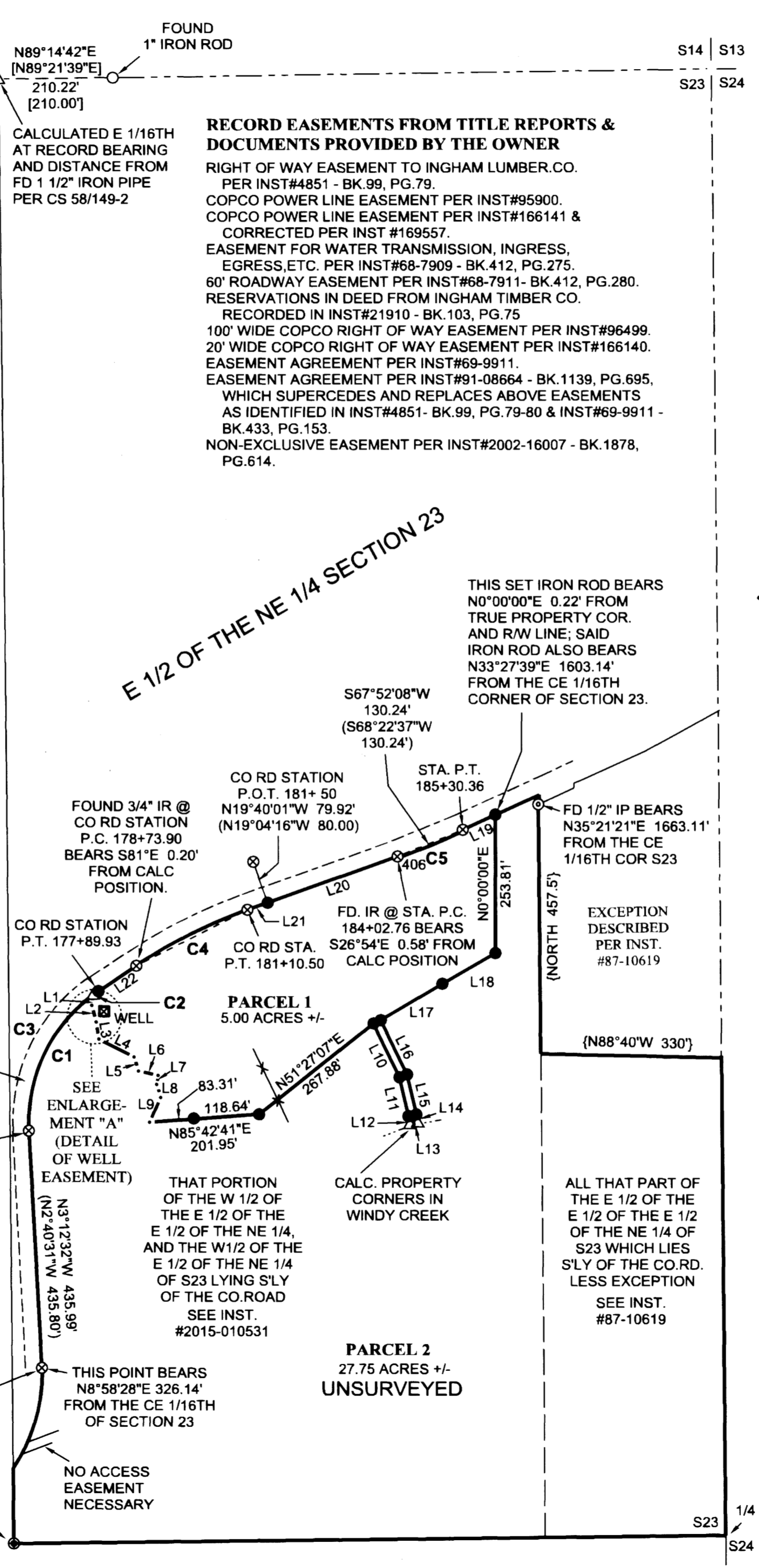
Kristian O. De Grood 11-3-16  
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Jessie K. Kautz 11/4/2016  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7<sup>th</sup> DAY OF NOV, 2016.  
Patricia K. Hitt 11/7/16  
DOUGLAS COUNTY CLERK DATE



BASIS OF BEARING PER CS 58/149-2  
N0°37'53"W 2687.61' [2688.78']



## SURVEYOR'S CERTIFICATE:

I, GREGORY D. LANG, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL #1 OF THIS PARTITION AS SHOWN HEREON; AND THAT I HAVE NOT SURVEYED PARCEL #2.

THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE HOWARD FAMILY TRUST PROPERTY BEING HEREBY PARTITIONED: THAT PROPERTY DESCRIBED BY INSTRUMENT #2015-010531 AND BY INSTRUMENT #2016-012337, DEED RECORDS, DOUGLAS COUNTY, OREGON; ALL LOCATED IN THE NE 1/4 OF SECTION 23, T32S, R6W, W.M.

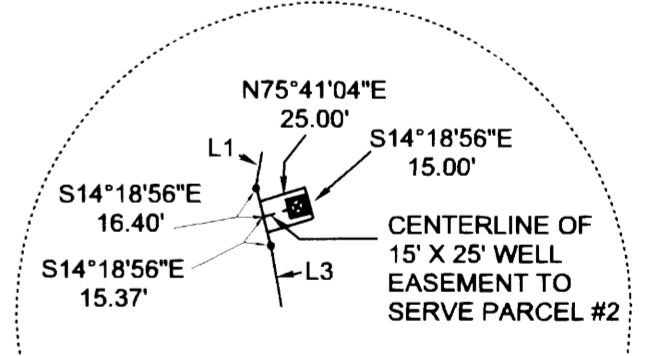
Gregory D. Lang 10-20-2016  
DATE

**NOTE:**  
THIS PROPERTY IS SUBJECT TO A RESTRICTIVE COVENANT AS RECORDED IN INSTRUMENT # 2016 - 015086.

LINE	BEARING	HORIZ DIST
L1	S8°25'03"W	19.076'
L2	S14°18'56"E	31.775'
L3	S9°41'19"E	31.782'
L4	S63°09'16"E	72.713'
L5	S17°18'24"E	27.000'
L6	S77°00'15"E	36.969'
L7	S9°45'40"W	16.611'
L8	S17°31'31"E	25.233'
L9	S23°41'36"W	50.000'
L10	S25°51'36"E	110.017'
L11	S13°10'00"E	73.387'
L12	S13°10'00"E	15.000'
L13	N76°50'00"E	15.000'
L14	N13°10'00"W	15.000'
L15	N13°10'00"W	75.056'
L16	N25°51'36"W	111.685'
L17	N59°45'17"E	131.410'
L18	N60°04'11"E	112.404'
L19	S65°19'00"W	65.894' (S65°49'29"W)
L20	S70°25'14"W	252.901' (S70°55'44"W 252.76')
L21	S70°25'14"W	39.500' (S70°55'44"W 39.50')
L22	N56°11'58"E	83.970' (S56°43'59"W 83.97')

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N25°21'41"E	275.76'	288.31'	287.53'	57°08'25"	157.00'
C2	N55°03'55"E	11.41'	288.31'	11.41'	2°16'05"	5.71'
C3	N26°29'43"E	285.73'	288.31'	298.94'	59°24'30"	164.47'

NOTE: CURVE C3 IS THE TOTAL OF CURVES C1 + C2  
(CH=N27°01'44"E 285.73')  
(CH=N63°49'52"E 228.58')



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