

2017-0001B

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 LYING IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CANYONVILLE, DOUGLAS COUNTY, OREGON; SAID TRACT BEING THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2016-6248, DOUGLAS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 1, EAGLE RIDGE ESTATES, AS RECORDED IN VOLUME 22, PAGE 47, DOUGLAS COUNTY PLAT RECORDS; SAID CORNER ALSO BEING ON THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2009-20973, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY OF INSTRUMENT NUMBER 2009-20973, NORTH 38°26'38" WEST, 231.54 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2008-11982, DOUGLAS COUNTY DEED RECORDS; SAID CORNER ALSO BEING ON THE SOUTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 96-1275, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY OF INSTRUMENT NUMBER 96-1275, NORTH 25°30'56" WEST, 42.53 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2016-6248; SAID CORNER ALSO BEING ON THE CANYONVILLE CITY LIMITS BOUNDARY; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2016-6248 AND SAID CANYONVILLE CITY LIMITS BOUNDARY, NORTH 80°17'47" EAST, 993.01 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2016-6248; THENCE ALONG THE EASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2016-6248, SOUTH 02°12'24" WEST, 263.22 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2016-6248; SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF TILLER TRAIL HIGHWAY (STATE HIGHWAY NUMBER 227); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: ALONG A LINE 80.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL TO A PORTION OF A 500.00 FOOT SPIRAL CURVE TO THE RIGHT, HAVING A VALUE OF 1.0, THE CHORD OF SAID PORTION BEARING SOUTH 55°42'13" WEST, 398.84 FEET TO A 5/8" IRON ROD, HIGHWAY STATION 26+86.63 P.S.; THENCE SOUTH 31°32'10" EAST, 29.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 58°24'12" WEST, 153.93 FEET TO A 5/8" IRON ROD; THENCE ALONG A LINE 50.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL TO A PORTION OF A 500.00 FOOT SPIRAL CURVE TO THE RIGHT, HAVING A VALUE OF 1.0, THE CHORD OF SAID PORTION BEARING SOUTH 58°37'54" WEST, 83.22 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID EAGLE RIDGE ESTATES; THENCE ALONG THE EASTERLY BOUNDARY OF SAID EAGLE RIDGE ESTATES, ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF EAGLE RIDGE DRIVE, NORTH 30°54'41" WEST, 109.37 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 43°59'27" WEST, 246.22 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID EAGLE RIDGE ESTATES; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID EAGLE RIDGE ESTATES, SOUTH 71°45'32" WEST, 66.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.67 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN. PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD, AS SHOWN. THE NORTHWEST CORNER OF THE TRACT WAS CALCULATED BY INTERSECTING THE NORTHERLY BOUNDARY OF THE TRACT (SOUTHERLY BOUNDARY OF INST. NO. 96-1275) WITH THE EASTERLY BOUNDARY OF PARCEL 2 OF A MINOR LAND PARTITION FILED AS M77-53, DOUGLAS COUNTY SURVEY RECORDS. THERE IS NO RECORD OF THIS CORNER EVER BEING MONUMENTED, BUT IT IS APPARENT THAT THIS WAS THE INTENTION PER SAID INSTRUMENT NUMBER 96-1275 AND SAID M77-53. MONUMENTS WERE THEN SET TO MARK THIS CORNER, AS WELL AS THE ANGLE POINT ON THE BOUNDARY BETWEEN PARCELS, AS SHOWN. THE FIELD SURVEYING FOR THIS SURVEY WAS PERFORMED BY NOLAN FROMDAHL AND RICHARD OLSON. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE ROBERT AND JANET KENNEDY 2016 TRUST, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

Robert F. Kennedy 1/11/17
ROBERT F. KENNEDY, TRUSTEE DATE

Janet E. Kennedy 1/11/17
JANET E. KENNEDY, TRUSTEE DATE

ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF SONOMA }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11 DAY OF January, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT F. AND JANET E. KENNEDY, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Debby Kay Roubanis
NOTARY: Debby Kay Roubanis

NOTARY PUBLIC - CALIFORNIA

COMMISSION NO.: 2002809

MY COMMISSION EXPIRES: January 29, 2017

APPROVALS:

[Signature] 1/20/17
CANYONVILLE PLANNING COMMISSION DATE

[Signature] 1-20-17
CANYONVILLE CITY RECORDER DATE

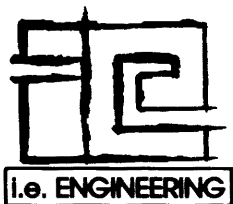
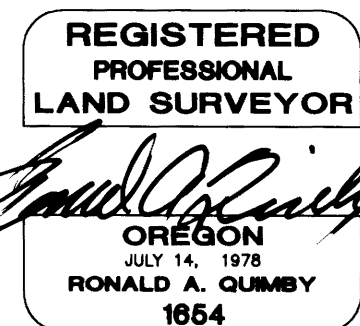
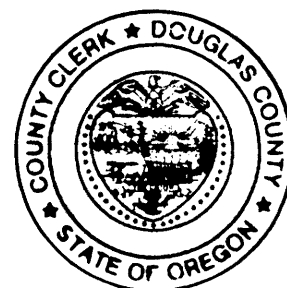
[Signature] 1-24-2017
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 1/24/17
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25 DAY OF January, 2017, 10:27 O'CLOCK AM/PM

Patricia K. Hitt
DOUGLAS COUNTY CLERK DATE



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iemail@ieengineering.com

SURVEYED FOR:
ROBERT KENNEDY
6419 TIMBER SPRINGS CT.
SANTA ROSA, CA 95409

PAGE: 2 OF 2
JOB NO: 2773-01
DATE: 1-5-17

LAND PARTITION
LYING IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH,
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

EXPIRES: 12/31/2018

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