

2017-0002 A

2017-0002 A

Douglas County Official Records 2017-002425  
Patricia K. Hitt, County Clerk



NO FEE

00439007201700024250030038 02/01/2017 09:36:48 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

REGISTERED PROFESSIONAL LAND SURVEYOR

*Ronald A. Quimby*  
OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
1654

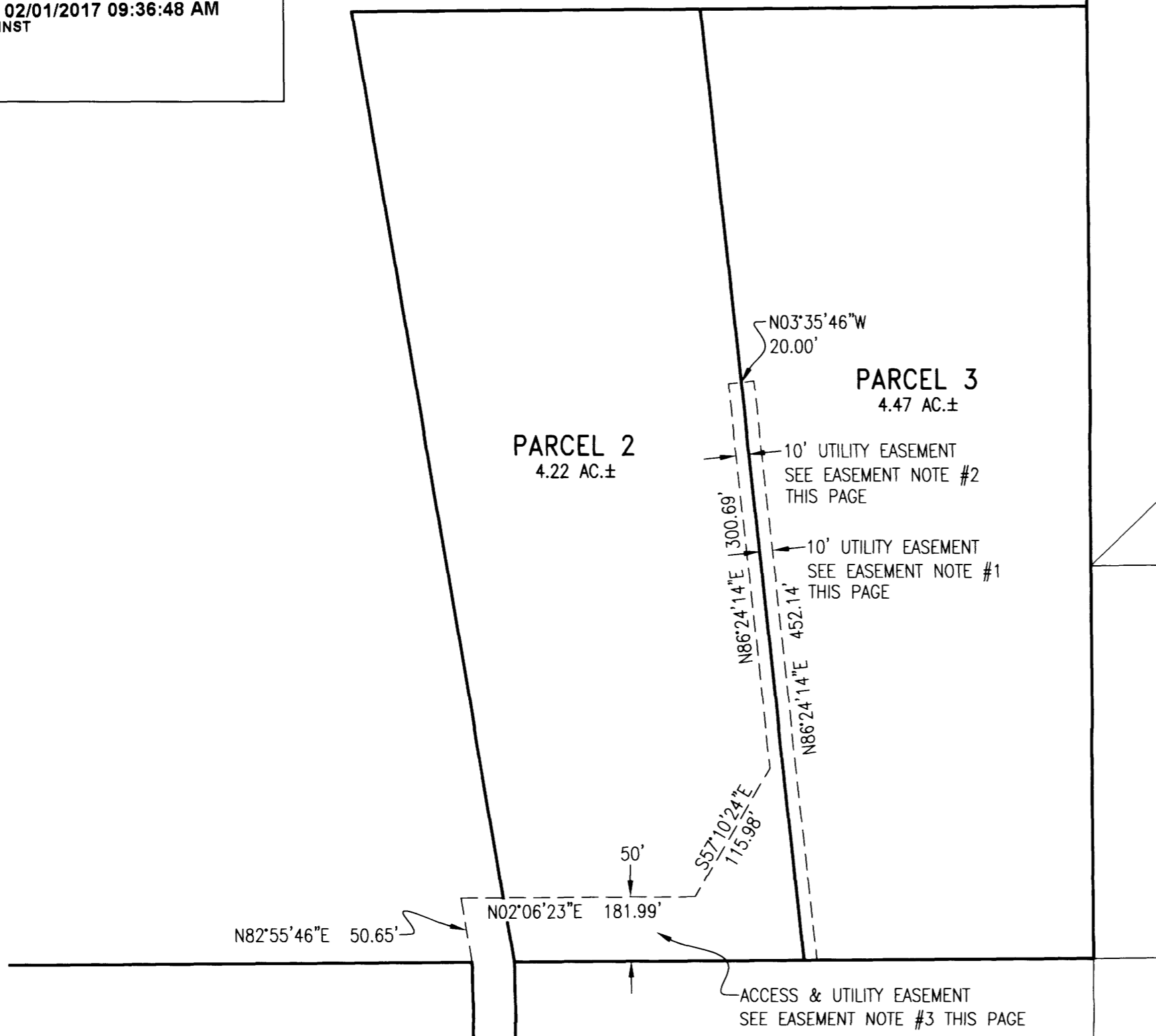
EXPIRES: 12/31/2016

LAND PARTITION  
BASED UPON MEASURE 49 AUTHORIZATION  
LYING IN THE S.E. QUARTER OF SECTION 25, T26S, R7W AND THE WEST HALF OF SECTION 30, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

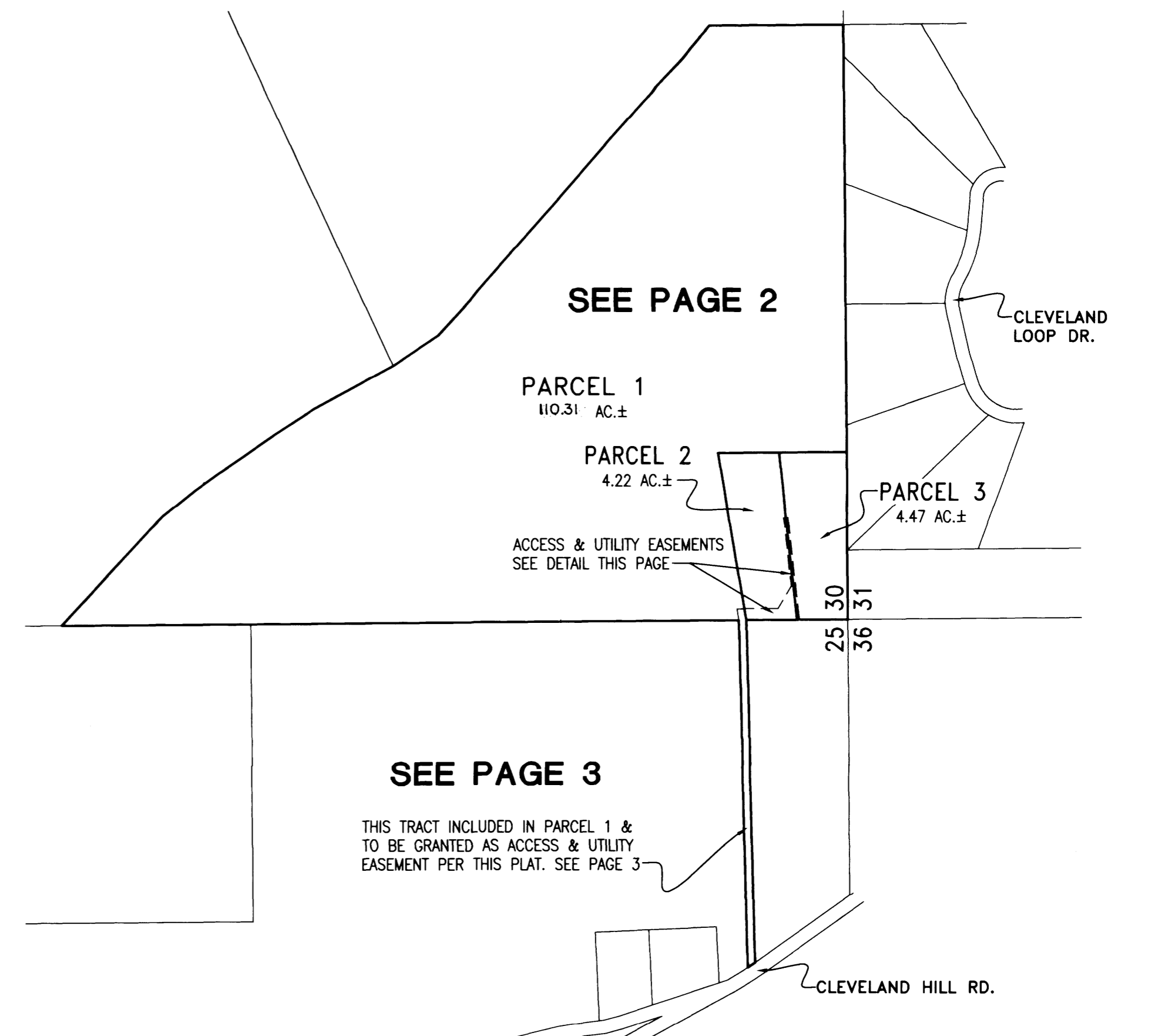
SURVEYED FOR:  
WLR PROPERTIES  
809 S.E. PINE ST.  
ROSEBURG, OR 97470

PAGE: 1 OF 3  
JOB NO: 1784-08  
DATE: 12-20-16

SURVEYED BY:  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
EMAIL: rquimby@teeengineering.com



DETAIL  
SCALE: 1" = 100'



SCHEMATIC  
SCALE: 1" = 500'

**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, BEING ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2015-13332, AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 7 WEST AND THE WEST HALF OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE DESCRIBED TRACT INTO 3 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. CORNERS WITH REFERENCE MONUMENTS PER RM 4-5 ON THE NORTHEASTERLY BOUNDARY WERE CALCULATED BY SPLITTING THE DIFFERENCE, AS INTENDED PER SAID RM 4-5. MONUMENTS WERE THEN SET TO DELINEATE THE NEW PARCELS AS SHOWN.

ZONING: FF (FARM FOREST) & FG (EXCLUSIVE FARM GRAZING)  
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 16-016

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WLR PROPERTIES, L.L.C. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN AND DO HEREBY GRANT THE ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON.

*Steven N. Lovemark*  
STEVEN N. LOVEMARK  
MEMBER, WLR PROPERTIES, L.L.C. 12/22/16 DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF December, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN N. LOVEMARK, AS MEMBER OF WLR PROPERTIES, L.L.C., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



**APPROVALS:**

*Keith L. Cubic*  
KEITH L. CUBIC  
DOUGLAS COUNTY PLANNING DIRECTOR JANUARY 30, 2017 DATE

*Kristina O. DeHoot*  
KRISTINA O. DEHOOT  
DOUGLAS COUNTY SURVEYOR Jan 30, 2017 DATE

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

*Marcia Holm, Chief Deputy*  
MARCIA HOLM, CHIEF DEPUTY  
DOUGLAS COUNTY TAX COLLECTOR 1/31/2017 DATE

FILED THIS 1<sup>st</sup> DAY OF Feb, 2017, 9:36 O'CLOCK (AM/PM)

*Patricia K. Hitt*  
PATRICIA K. HITT  
DOUGLAS COUNTY CLERK 2-1-17 DATE

**EASEMENT NOTES**

- 1. 10' UTILITY EASEMENT TO BENEFIT PARCEL 2 AND ANY PUBLIC UTILITY COMPANY WITH UTILITIES LOCATED IN SHOWN EASEMENT AREA
- 2. 10' UTILITY EASEMENT TO BENEFIT PARCEL 3 AND ANY PUBLIC UTILITY COMPANY WITH UTILITIES LOCATED IN SHOWN EASEMENT AREA
- 3. ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 3 AND ANY PUBLIC UTILITY COMPANY WITH UTILITIES LOCATED IN SHOWN EASEMENT AREA

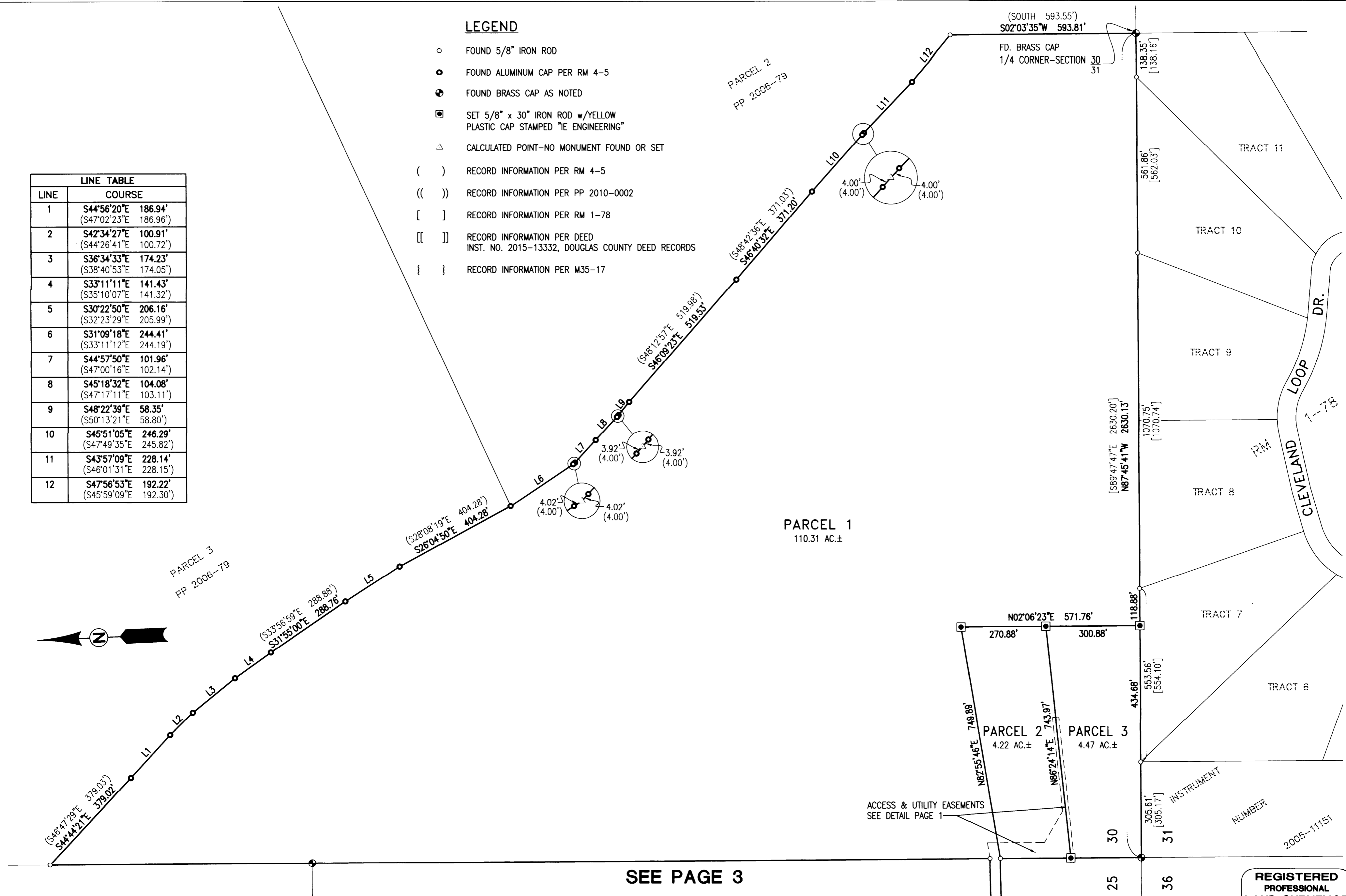
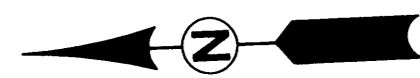
2017-0002 B

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LINE	COURSE	LENGTH
1	S44°56'20"E (S47°02'23"E)	186.94' 186.96'
2	S42°34'27"E (S44°26'41"E)	100.91' 100.72'
3	S36°34'33"E (S38°40'53"E)	174.23' 174.05'
4	S33°11'11"E (S35°10'07"E)	141.43' 141.32'
5	S30°22'50"E (S32°23'29"E)	206.16' 205.99'
6	S31°09'18"E (S33°11'12"E)	244.41' 244.19'
7	S44°57'50"E (S47°00'16"E)	101.96' 102.14'
8	S45°18'32"E (S47°17'11"E)	104.08' 103.11'
9	S48°22'39"E (S50°13'21"E)	58.35' 58.80'
10	S45°51'05"E (S47°49'35"E)	246.29' 245.82'
11	S43°57'09"E (S46°01'31"E)	228.14' 228.15'
12	S47°56'53"E (S45°59'09"E)	192.22' 192.30'

**LEGEND**

- FOUND 5/8" IRON ROD
- FOUND ALUMINUM CAP PER RM 4-5
- ⊙ FOUND BRASS CAP AS NOTED
- ⊠ SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT-NO MONUMENT FOUND OR SET
- ( ) RECORD INFORMATION PER RM 4-5
- (( )) RECORD INFORMATION PER PP 2010-0002
- [ ] RECORD INFORMATION PER RM 1-78
- [[ ]] RECORD INFORMATION PER DEED INST. NO. 2015-13332, DOUGLAS COUNTY DEED RECORDS
- { } RECORD INFORMATION PER M35-17

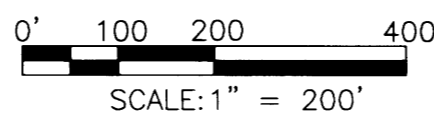


SEE PAGE 3

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DWG. BY: DAF  
 PM: SNL  
 SCALE: AS NOTED  
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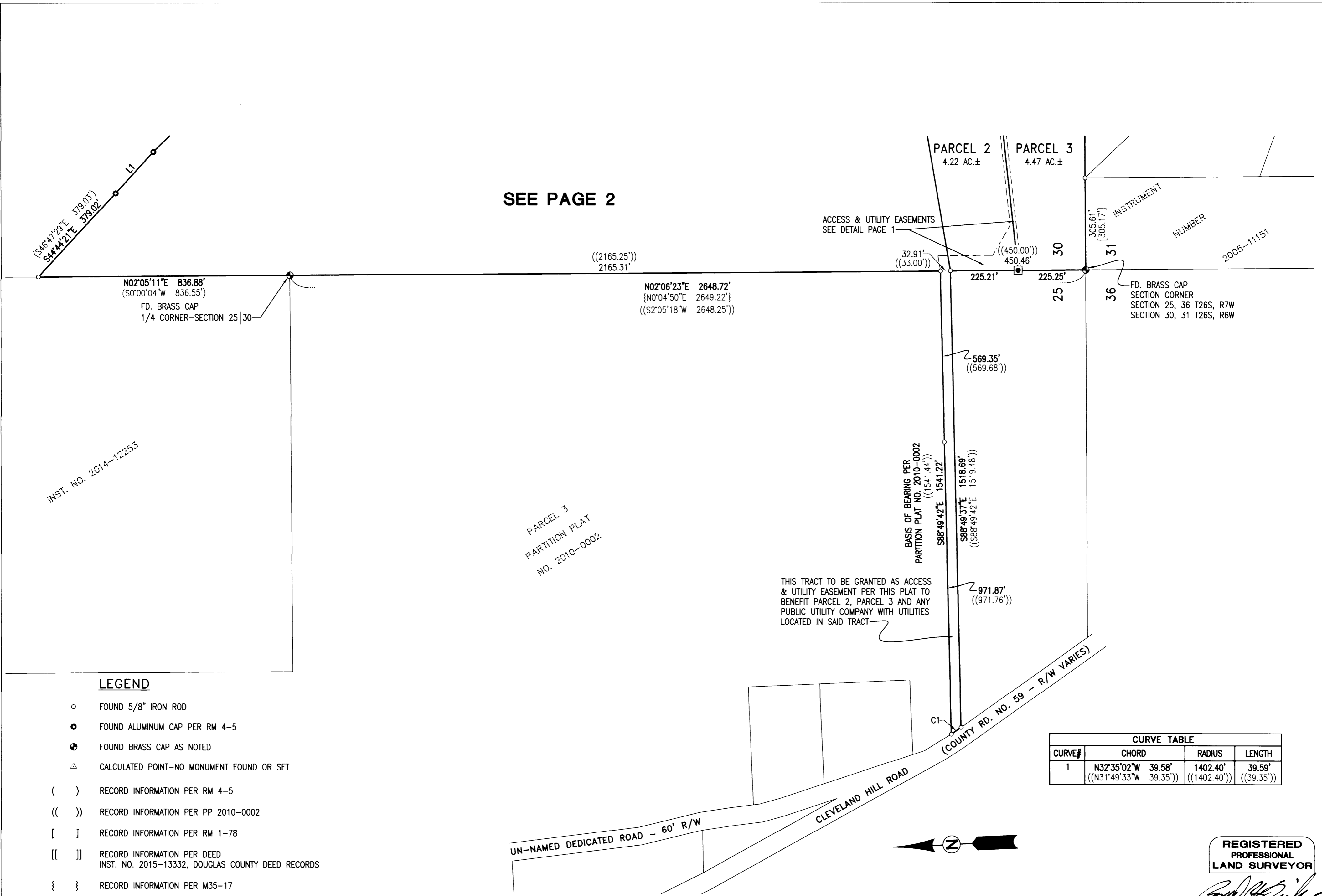
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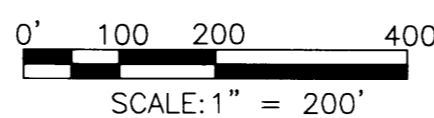
CURVE TABLE			
CURVE#	CHORD	RADIUS	LENGTH
1	N32°35'02"W 39.58' ((N31°49'33"W 39.35'))	1402.40' ((1402.40'))	39.59' ((39.35'))

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