

2017-0002 A

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Douglas County Official Records
Patricia K. Hitt, County Clerk

2017-002425



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

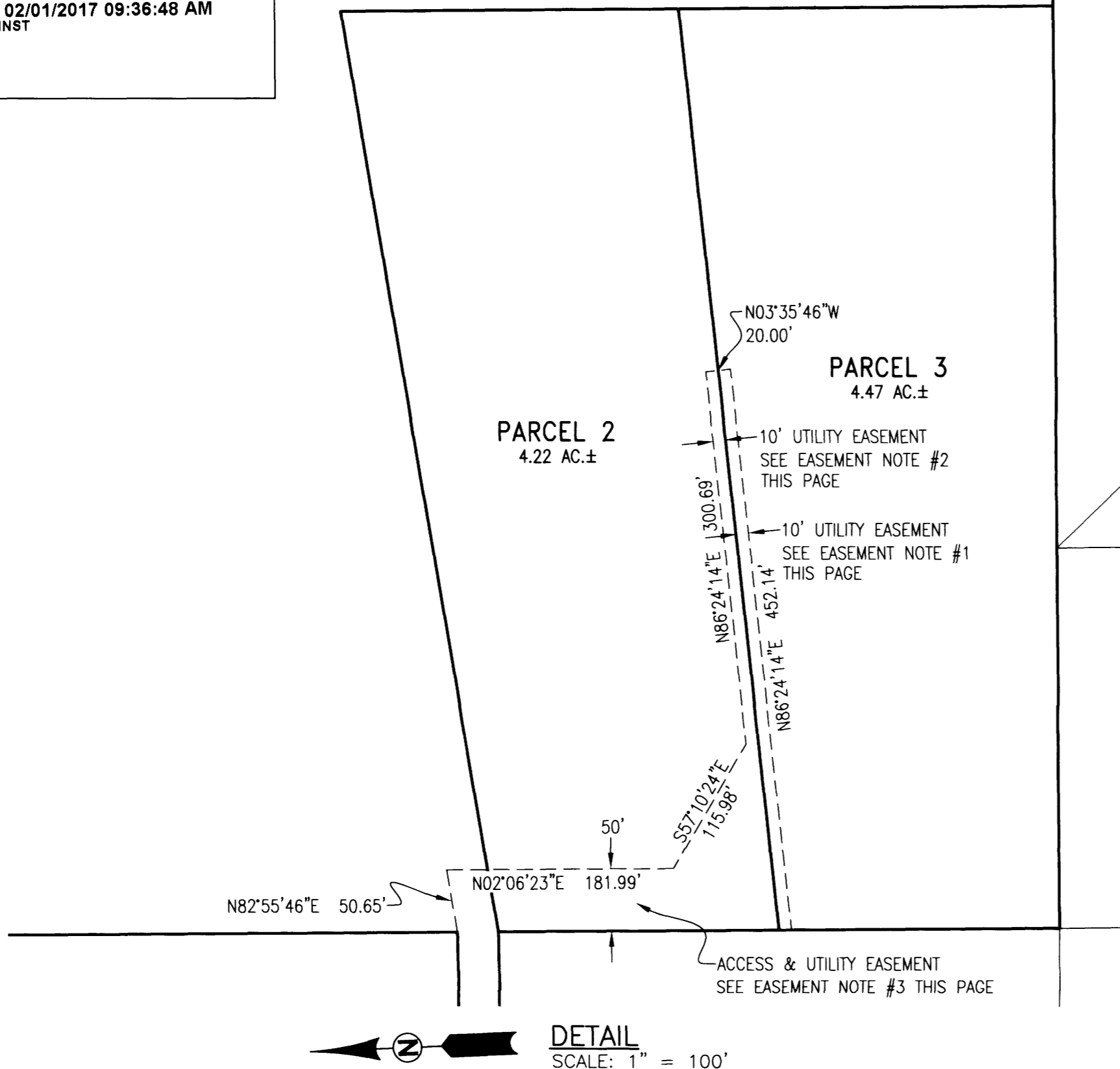
EXPIRES: 12/31/2016

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

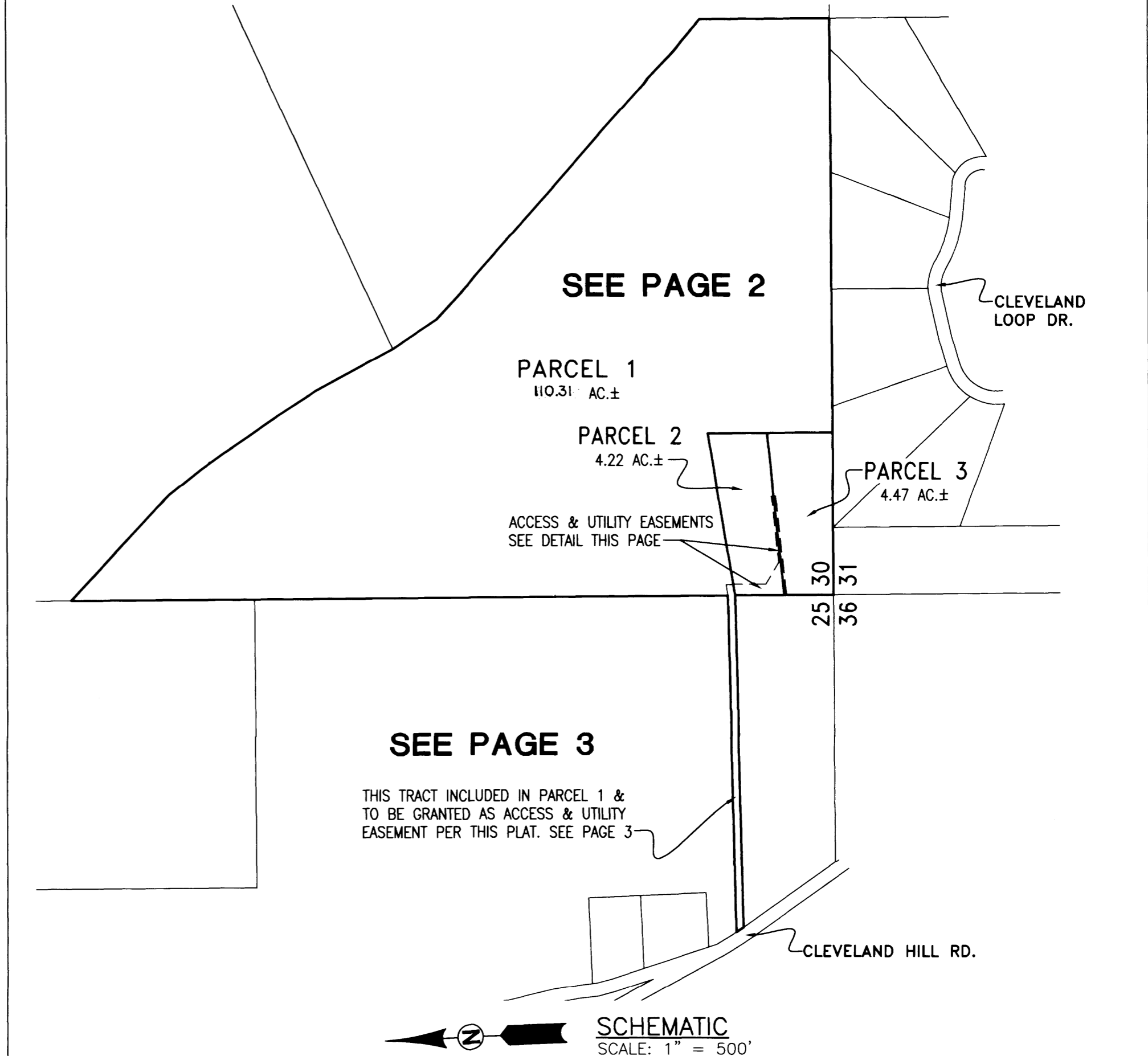
SURVEYED FOR:
WLR PROPERTIES
809 S.E. PINE ST.
ROSEBURG, OR 97470

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

DWG. BY: DAF
PM: SNL
SCALE: AS NOTED
PAGE: 1 OF 3
JOB NO: 1784-08
DATE: 12-20-16



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
DOUGLAS COUNTY PLANNING DIRECTOR JANUARY 30, 2017 DATE

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 Holman, Chief Deputy
DOUGLAS COUNTY TAX COLLECTOR 1/31/2017 DATE

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

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