

2017-0011C

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 PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A T-IRON MARKING THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, NORTH 01°55'12" EAST, 661.23 FEET TO A T-IRON; THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, NORTH 01°58'26" EAST, 448.96 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2012-10731, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2012-10731 THE FOLLOWING COURSES:

NORTH 76°55'09" EAST, 73.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 75°35'59" EAST, 66.36 FEET TO A 5/8" IRON ROD; THENCE NORTH 72°43'38" EAST, 173.97 FEET TO A 5/8" IRON ROD; THENCE NORTH 62°45'06" EAST, 137.29 FEET TO A 5/8" IRON ROD; THENCE NORTH 67°14'54" EAST, 69.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 51°18'53" EAST, 43.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 39°35'05" EAST, 32.84 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, SOUTH 88°06'12" EAST, 1994.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF MELROSE ROAD (COUNTY ROAD NUMBER 13); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 49°41'45" EAST, 94.39 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 89-10031, DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 89-10031, NORTH 88°19'33" WEST, 796.73 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 89-10031 THE FOLLOWING COURSES:

SOUTH 44°52'55" WEST, 248.64 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°06'57" WEST, 152.88 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°53'22" WEST, 209.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 38°29'43" WEST, 383.49 FEET TO A 5/8" IRON ROD; THENCE SOUTH 08°17'35" EAST, 219.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°15'03" EAST, 294.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 01°19'40" EAST, 8.98 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; SAID CORNER ALSO BEING ON THE NORTHERLY BOUNDARY OF PARCEL 2, PARTITION PLAT NUMBER 1996-20, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY OF PARCEL 2, NORTH 88°00'24" WEST, 1419.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.01 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2016-008449, DOUGLAS COUNTY DEED RECORDS, AS MORE PARTICULARLY DESCRIBED ABOVE, INTO 3 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. THE NORTH BOUNDARY IS CONTROLLED BY THE SECTION CORNER OF SECTIONS 15, 16, 21 AND 22 AND THE NORTH QUARTER CORNER OF SECTION 21, AS SHOWN. SEVERAL MONUMENTS OF RECORD PER SHORT ACRES, INCLUDING THE INITIAL POINT WERE FOUND TO BE SUBSTANTIALLY OUT OF POSITION. I CALCULATED THE NORTHEAST CORNER OF THIS TRACT BY HOLDING SAID INITIAL POINT OF SHORT ACRES FOR DIRECTION ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF MELROSE ROAD AND INTERSECTING SAID NORTH LINE OF SECTION 21. I ALSO FOUND A MONUMENT ON THE SOUTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 97-15767 PER M120-60 OUT OF POSITION. I USED RECORD DISTANCE PER SAID SURVEY ON SAID NORTH LINE OF SECTION 21 TO CALCULATE THAT CORNER. MONUMENTS OF RECORD FOUND AND TIED ON THE REMAINING CORNERS WERE HELD AND MONUMENTS SET TO DELINEATE THE NEW PARCELS, AS SHOWN. THIS SURVEY WAS PERFORMED BY NOLAN FROMDAHL AND RICHARD OLSON. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL.

LINE TABLE		
LINE	COURSE	
1	S01°19'40"E	8.98' [N01°16'17"W 9.06']
2	N01°55'12"E	49.69' <<N0°05'26"E 50.00'>>
3	N76°55'09"E	73.42' <S75°09'26"W 73.60'>
4	S75°35'59"E	66.36' <N78°24'57"W 66.17'>
5	N72°43'38"E	173.97' <S71°03'29"W 173.26'>
6	N62°45'06"E	137.29' <S61°03'09"W 137.34'>
7	N67°14'54"E	69.59' <S65°08'42"W 69.63'>
8	N51°18'53"E	43.00' <S49°55'46"W 43.06'>
9	N39°35'05"E	32.84' <S37°50'28"W 32.95'>
10	N30°09'23"E	98.66'
11	N16°13'25"W	38.79'
12	N20°07'54"E	55.56'
13	S60°42'09"E	106.91'
14	S30°20'20"E	101.61'
15	N55°39'50"E	73.83'
16	S88°06'12"E	38.85'
17	N01°53'48"E	30.87'
18	N01°53'48"E	30.87'
19	S88°06'12"E	126.25' [[N88°39'21"E 128.10']]
20	N20°07'54"E	55.56'
21	N16°13'25"W	31.29'
22	N30°09'23"E	91.16'
23	N01°58'26"E	60.47'
24	S88°01'34"E	250.50'
25	N76°26'35"E	186.70'
26	N48°03'44"W	37.65'
27	S15°42'09"E	41.65'
28	S49°27'00"E	165.47'
29	S80°41'02"E	83.16'
30	S10°26'16"W	119.81'
31	S09°03'37"E	110.01'
32	N80°56'23"E	22.50'
33	S49°41'45"E	94.39' [S52°47'05"E 95.10']

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N01°57'14"E	51.47'	82.50'	52.35'	36°21'20"
C2	N40°48'12"E	19.42'	27.50'	19.84'	41°20'36"
C3	S69°42'52"W	68.52'	45.00'	77.89'	99°09'59"
C4	N76°14'02"E	81.94'	60.00'	90.19'	86°07'37"
C5	N51°38'45"E	190.14'	300.00'	193.47'	36°57'02"
C6	S70°06'32"E	172.72'	135.00'	187.41'	79°32'24"
C7	S77°20'15"E	73.13'	50.00'	82.03'	93°59'50"
C8	N65°47'13"E	87.88'	250.00'	88.34'	20°14'45"
C9	N83°54'12"E	83.44'	300.00'	83.71'	15°59'13"
C10	N01°57'14"E	62.39'	100.00'	63.45'	36°21'20"

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT A. IMHOF IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY DEDICATES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND CREATES THE 35 FT ACCESS AND UTILITY EASEMENT AS SHOWN HEREON

Robert A. Imhof April 24, 2017
ROBERT A. IMHOF DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF April 2017, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT A. IMHOF, 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 MAY 10, 2017
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeGroot May 11, 2017
DOUGLAS COUNTY SURVEYOR DATE

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

Joan Johnson 5/11/17
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF MAY, 2017, 11:32 O'CLOCK AM/PM

Patricia K. Hix 5/11/17
DOUGLAS COUNTY CLERK DATE



EASEMENTS OF RECORD:

ALL EXISTING EASEMENTS OF RECORD CONTAINED IN A PRELIMINARY TITLE REPORT PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 6-17-06, FILE NO. 7391-2651847 THAT ARE LOCATED ON OR ADJACENT TO THE TRACT BEING PARTITIONED PER THIS PLAT ARE SHOWN, WITH THE EXCEPTION OF A RESOURCE MANAGEMENT EASEMENT RECORDED AS INSTRUMENT NUMBER 90-04911 (BLANKET EASEMENT PROHIBITING OBJECTION TO CONDITIONS RELATED TO COMMERCIAL AGRICULTURAL AND FOREST OPERATIONS ON ADJACENT LANDS).

ZONING: 5R
COMP. PLAN: RR5
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 16-041

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES: 12/31/18



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SURVEYED FOR:
ROBERT IMHOFF
4039 FOREST VIEW DR.
WASHOUGAL, WA 98671

PAGE: 3 OF 3
JOB NO: 2781-01
DATE: 4-12-17

LAND PARTITION

LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2017-0011C