

FILED THIS THE 22nd DAY OF JUNE, 2017 @ 9:39 AM.

Patricia K. Hitt
 DOUGLAS COUNTY CLERK

6/22/17
 DATE



LAND PARTITION with ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

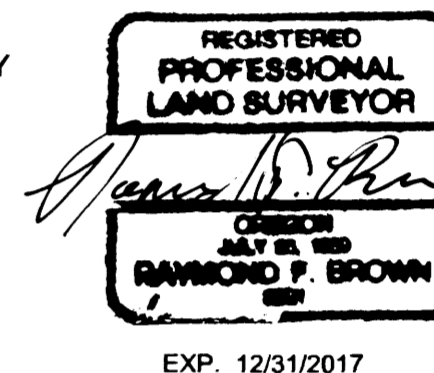
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 16-061

LOCATED IN THE:
 SOUTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PARTITIONERS AND LEGAL OWNERS OF RECORD:
 MORGAN FAMILY TRUST
 PAUL AND ELIZABETH MORGAN CO-TRUSTEE
 3150 S.W. MILITARY AVENUE
 ROSEBURG, OREGON 97471

TOTAL NUMBER OF PARCELS: 3 (THREE)
 WATER SOURCE: UMPQUA BASIN WATER ASSN.
 SEWER DISPOSAL: ROSEBURG URBAN SANITARY AUTHORITY
 ZONING: RS (SUBURBAN RESIDENTIAL)
 COMPREHENSIVE PLAN DESIGNATION: LDR

PREPARED BY:
 RAYMOND F. BROWN - P.L.S. # 2391
 P.O. BOX 539
 CANYONVILLE, OREGON 97417
 PHONE: (541) 839-6185



SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING FIRST DULY SWORN, HEREBY, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown
 RAYMOND F. BROWN - P.L.S. # 2391
 6/13/17
 DATE

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
 ALL THAT PROPERTY DESCRIBED AS UNIT 2, IN DEED REFERENCE NUMBER 2017-009765, DEED RECORDS, DOUGLAS COUNTY, OREGON.

DECLARATION:

WE, PAUL AND ELIZABETH MORGAN, CO-TRUSTEE OF THE MORGAN FAMILY TRUST, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.075.

Paul Morgan
 PAUL MORGAN CO-TRUSTEE
 MORGAN FAMILY TRUST
 6/13/17
 DATE

Elizabeth Morgan
 ELIZABETH MORGAN CO-TRUSTEE
 MORGAN FAMILY TRUST
 6/13/17
 DATE

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

PERSONALLY APPEARED THE ABOVE NAMED, PAUL AND ELIZABETH MORGAN, CO-TRUSTEE OF THE MORGAN FAMILY TRUST, AND ACKNOWLEDGED THE FORGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Maria Del Carmen Miles
 PRINT NAME

Carmen Miles 6/13/17
 SIGNATURE NOTARY PUBLIC

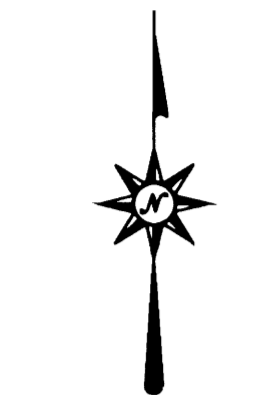
COMMISSION NUMBER 940745

MY COMMISSION EXPIRES July 19, 2019

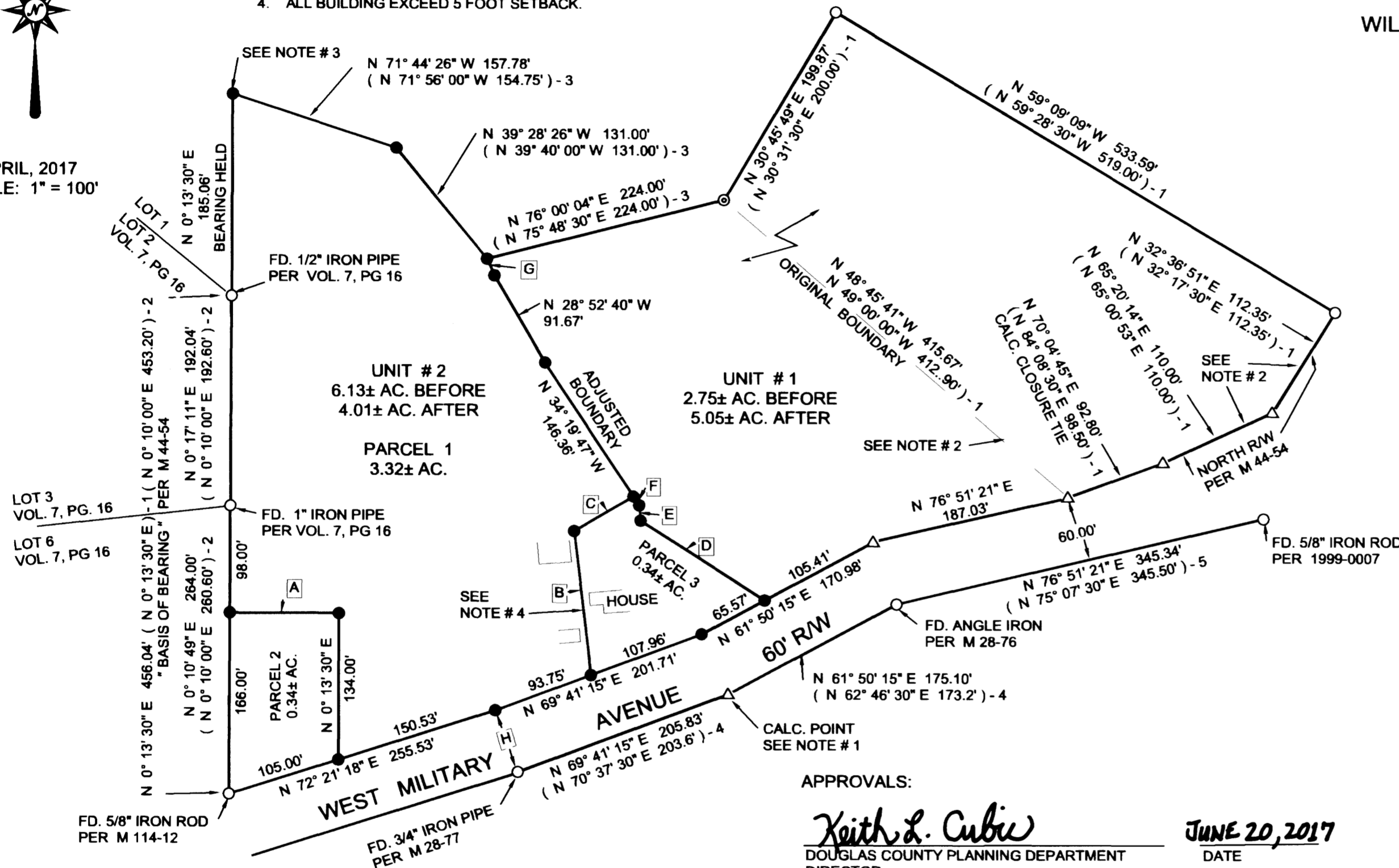


NOTES:

1. CALC. POINT COMPUTED BY SINGLE PROPORTIONATE METHOD.
2. CALC. POINTS COMPUTED BY RECORD ANGLE AND DISTANCES.
3. POINT SET JUST SOUTH OF FENCE CORNER.
4. ALL BUILDING EXCEED 5 FOOT SETBACK.



APRIL, 2017
 SCALE: 1" = 100'



LINE INDEX:

- [A] S 89° 54' 04" E 100.06'
- [B] N 6° 45' 35" W 132.79'
- [C] N 59° 05' 04" E 62.49'
- [D] N 57° 29' 30" W 134.76'
- [E] N 5° 00' 32" W 14.09'
- [F] N 34° 19' 47" W 11.00'
- [G] N 24° 18' 49" W 16.92'
- [H] N 20° 18' 45" W 60.00'

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. SURVEYS M 28-76 AND M 28-77 CONTROLLED THE SOUTH BOUNDARY AS THE BEST EVIDENCE FOR THE RIGHT OF WAY. THE WEST BOUNDARY WAS CONTROLLED BY VOLUME 7, PAGE 16 AND BY DEED CALLS PER DEED REF. 2016-9155. THE EASTERLY BOUNDARY WAS CONTROLLED BY SAID DEED REF. 2016-9155 AND BY OWNER PLACEMENT. THE NORTH BOUNDARY OF ORIGINAL UNIT 1, THE RECORD DISTANCE PER M 149-45, DIFFERS FROM THAT FOUND IN THE FIELD. I DOUBLE CHECKED THE DISTANCE BY RUNNING A SECOND CLOSED LOOP. THE ORIGINAL UNIT 1, DOES NOT CLOSE BY 33.11 FEET. THE RIGHT OF WAY BOUNDARY ALONG SAID ORIGINAL UNIT 1, WAS NOT ADDRESSED PER THIS SURVEY. ADJUSTMENT OF COMMON BOUNDARY LINE TO BE COMPLETED FIRST WITH THE LAND PARTITION TO FOLLOW.

APPROVALS:

Keith L. Cubie
 DOUGLAS COUNTY PLANNING DEPARTMENT
 DIRECTOR
 JUNE 20, 2017
 DATE

Kristian O. De Groot
 DOUGLAS COUNTY SURVEYOR
 6-21-2017
 DATE

CERTIFICATION OF TAX PREPAYMENT:

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

Raymond Johnson
 DOUGLAS COUNTY TAX COLLECTOR
 6/22/2017
 DATE

FOR LEGALS OF ADJUSTMENTS AND COVENANTS, IF ANY SEE DEED REFERENCE NUMBER 2017 - 009765, DEED RECORDS, DOUGLAS COUNTY, OREGON.

LEGEND

- △ COMPUTED POINT
- FD. 3/4" IRON PIPE PER M 149-45 UNLESS OTHERWISE NOTED.
- ⊙ FD. 3/4" IRON BAR PER M 44-54
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "

- ()-1 RECORD AS PER M 44-54.
- ()-2 RECORD AS PER VOL. 7, PG. 16.
- ()-3 RECORD AS PER DEED REF. # 2014-13909.
- ()-4 RECORD AS PER M 28-77.
- ()-5 RECORD AS PER M 28-76.

2017-0013

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